



**Bader Road, Canford Heath
Poole, Dorset, BH17 8PN**

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Freehold Price £369,950

An immaculate and particularly spacious detached bungalow with double garage set on a corner plot in a cul-de-sac location. The property includes three double bedrooms, a generous lounge/dining room, parking for 5 cars and is just over 500 yards from the local shops in Canford Heath. The current owners have resided at the property for the last 13 years and have really enjoyed the convenient location and the privacy a corner plot provides.

The generous lounge/dining room is at the centre of the property and enjoys a dual aspect with French doors which open onto the side garden and a large window to the front elevation creating a bright and airy feeling. The focal point of the room is a stone chimney breast which currently has a fitted gas fire and can be opened up again if so desired.

The kitchen is at the front of the property with access to a large breakfast/sun room at the side.

The three double bedrooms are set to the rear of the property with the master having an excellent range of fitted mirror fronted wardrobes, bedroom 2 also has a fitted wardrobe. The bathroom is fitted in a modern white suite with a shower over the bath and there is also an additional separate WC.

Added benefits include gas central heating, double glazing and a solar heating system which heats the hot water throughout the day and stores the water in a large tank in the loft, this helps to reduce gas usage.

The bungalow offers a large amount of off road parking and the garden sweeps around to the back of the home, allowing the sun to move around the property throughout the day giving plenty of light. Canford Heath is just under a mile from Tower Park which offers a range of leisure activities including Splashdown Waterpark, Cineworld Cinema, Hollywood Bowling, a range of bars and restaurants and a 24hr Tesco Store. Poole Town Centre is just over two miles away and offers a range of shops and the mainline rail station which gives direct travel to London Waterloo.

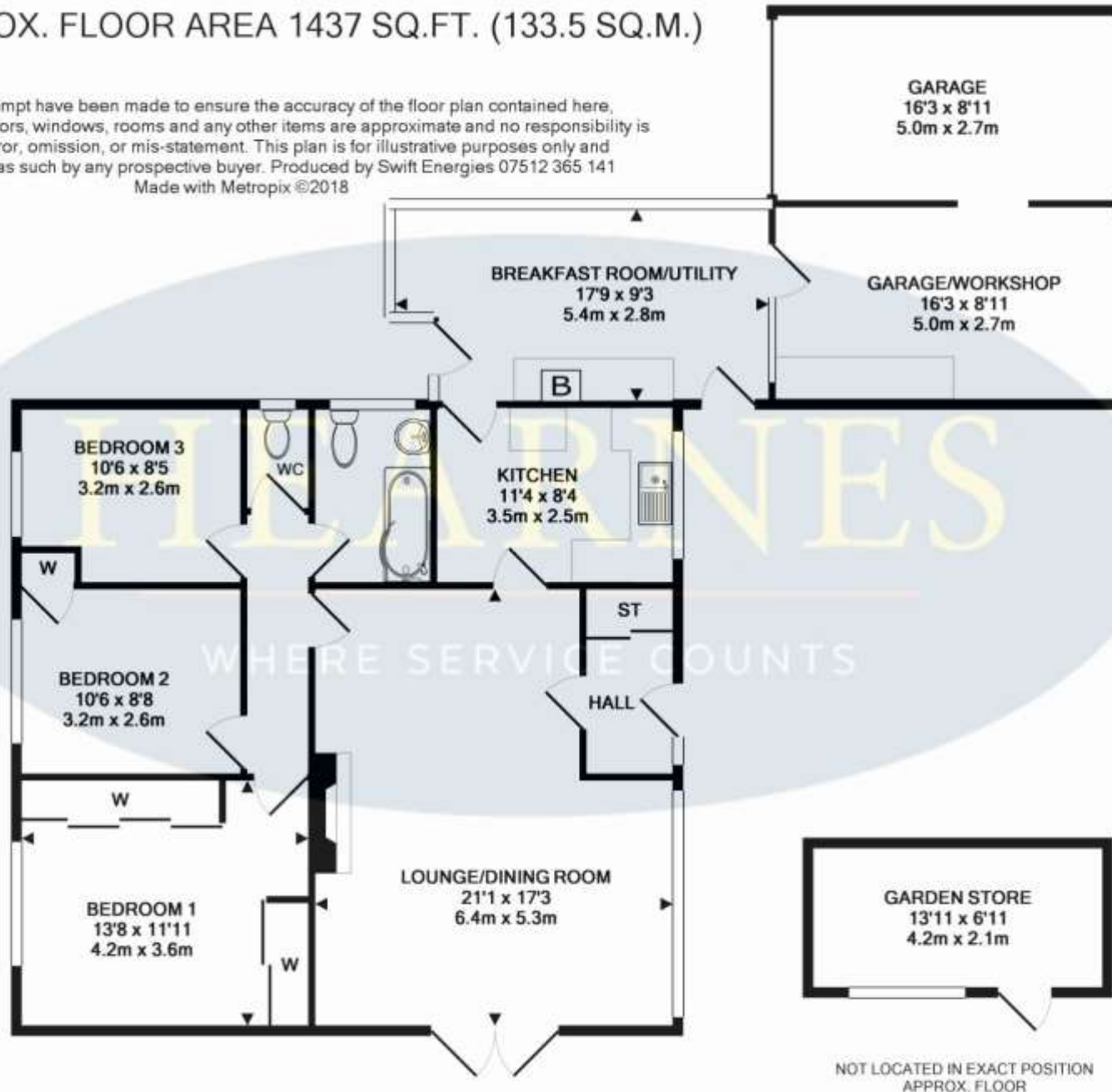
COUNCIL TAX BAND: C **EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 1437 SQ.FT. (133.5 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141
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