

**64 Scarf Road, Canford Heath, Poole,
BH17 8QH**

**£375,000
Freehold**



An excellently presented two double bedroom detached bungalow situated in this popular and established location within a short walk of local amenities. The bungalow benefits from gas fired heating with radiators via a combination boiler and UPVC double glazed windows. There is a contemporary fitted kitchen with integrated appliances and recently installed bathroom suite, a light and airy lounge/dining room has patio doors which enjoy an outlook over a large sun terrace leading to a generous expanse of lawn. A driveway provides off road parking for a number of vehicles and leads to the garage.

TILED STEP With outside light, leads to the double glazed composite front door leading to:

RECEPTION HALL Smooth plastered ceiling, radiator, storage cupboard

LOUNGE/DINING ROOM 17' 4" x 12' 10" (5.28m x 3.91m) Smooth plastered ceiling, radiator and tall contemporary radiator, TV aerial connection point, UPVC double glazed patio doors leading to the rear garden

KITCHEN 9' 8" x 9' 3" (2.95m x 2.82m) A range of grey units with marble effect worktop surfaces comprising of one and a half bowl single drainer sink unit with centre mixer tap, a range of soft close drawers and cupboards below with integrated dishwasher, integrated electric oven with four ring hob over and extractor canopy above, range of eye level wall mounted units, integrated fridge/freezer. Further worktop area with two base storage cupboards below and shelf above, cupboard concealing with Vaillant combination boiler serving the heating and domestic hot water supply, smooth plastered ceiling with inset downlighting, window overlooking the rear garden, UPVC double glazed door leads to a covered side passageway

BEDROOM 1 12' 3" x 8' 10" (3.73m x 2.69m) Smooth plastered ceiling, radiator, window to front aspect enjoying an elevated view over properties to Canford Heath in the distance, radiator, feature panel effect wall, built in cupboard

BEDROOM 2 12' x 9' 10" (3.66m x 3m) Radiator, window to front aspect enjoying an elevated outlook, feature panel effect wall

BATHROOM Contemporary white suite comprising of panel enclosed bath with centre mixer tap, hand held shower attachment and rain shower shower head over, glazed shower screen, WC, wash hand basin with centre mixer tap with two drawers below, smooth plastered ceiling with inset downlighting, window to side aspect, extractor fan, tall chrome heated towel rail

OUTSIDE - FRONT The front garden has been predominantly laid to lawn with a shrub border to the front boundary, a driveway providing off road parking for at least two vehicles leads to the GARAGE which is fitted with an up and over door, the garage has power and light and a UPVC double glazed door and window leading to the rear garden. A gate between the garage and the bungalow provides access to a covered passageway and in turn to:



OUTSIDE - REAR Running across the full width of the property is a generous paved patio area with a water tap, which then leads up to an elevated area of lawn and a timber built garden shed. A paved pathway continues to the opposite side of the bungalow where there is a garden gate returning to the front of the bungalow. The rear garden is enclosed either by walling or fencing providing a high degree of privacy.

COUNCIL TAX BAND 'C' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

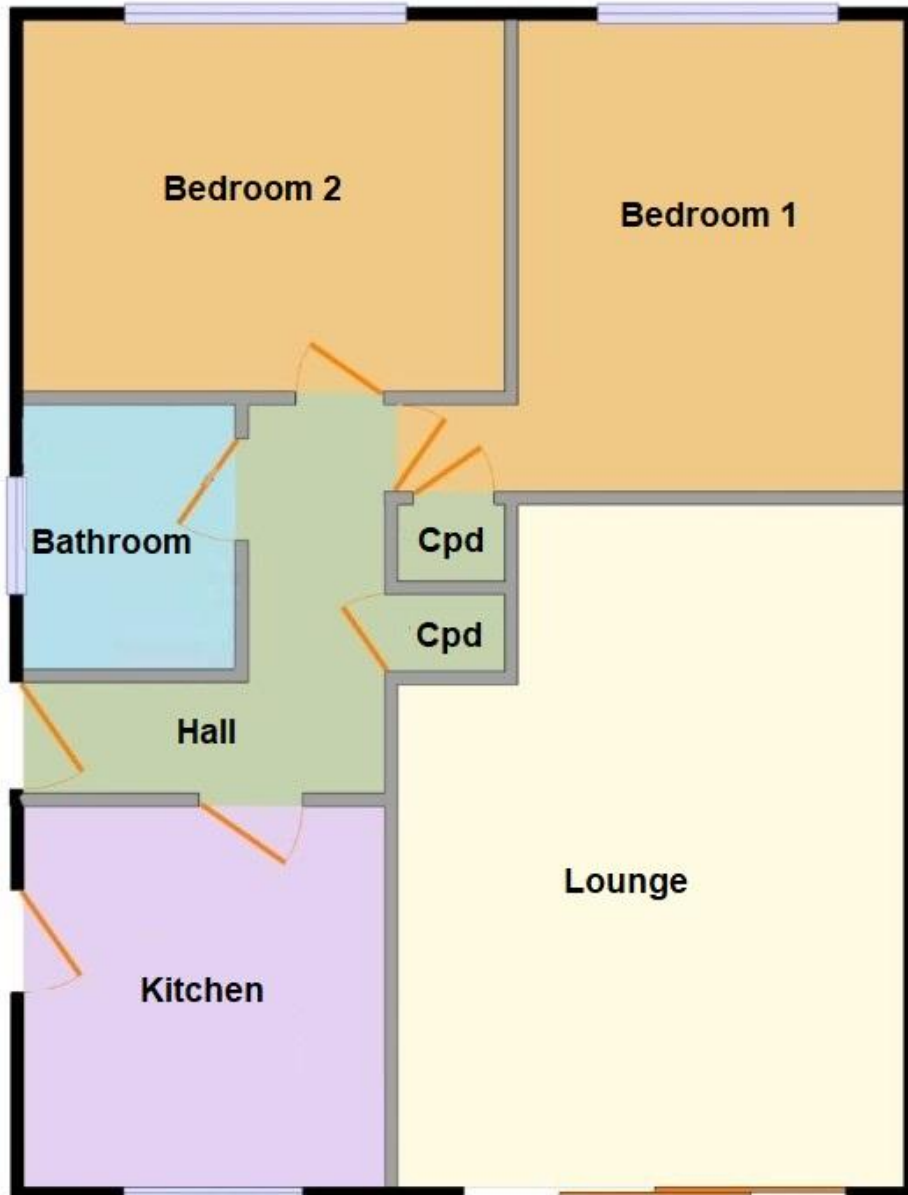
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Ref: 15078



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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