

**11 Sutton Close, Canford Heath,  
Poole, Dorset, BH17 8SS**

**Guide Price:  
£315,000  
Freehold**



**Nicely positioned within a no through road, we feel that this superb semi-detached house is one of the best properties of its kind. The well proportioned living accommodation comprises of an entrance porch, lounge, fantastic stylish kitchen/breakfast room, two bedrooms and modern fitted bathroom. There is UPVC double glazing, gas fired central heating, a driveway/front garden area providing off road parking, garage with a pitched roof and a good size low maintenance rear garden.**



**UPVC PART DOUBLE GLAZED OPAQUE DOOR** Leads through to the:

**ENTRANCE PORCH** Smooth set ceiling, UPVC double glazed window to side aspect, radiator, shoe storage space, wall mounted electric consumer unit, LED downlighters, wood effect vinyl flooring. An archway then leads through to the:

**LOUNGE** 14' x 12' 4" to understairs (4.27m x 3.76m) Coved and smooth set ceiling, LED downlighters, UPVC double glazed window to front aspect with radiator below, wall mounted Honeywell thermostat control dial, brushed steel effect light and power points, stairs give access to first floor accommodation, door leads through to the:

**KITCHEN/BREAKFAST ROOM** 12' 4" x 9' 7" (3.76m x 2.92m) A superb, stylish modern fitted kitchen/breakfast room comprising a range of grey high gloss fronted soft close wall and base units to include large upright storage cupboard and matching drawers all with stainless steel type handles, butchers block style wood effect square edge worksurfaces incorporating scratch resistant sink with mixer tap, integrated Beko four ring induction hob with extractor canopy above, glass splashback and to the side there is a Beko fan assisted oven and grill, integrated fridge/freezer, space for washing machine and wine cooler, pull out concealed bin store, breakfast bar peninsular with space for three stools, part tiled walls, contemporary vertical radiator, UPVC double glazed window overlooking the garden and to the side a UPVC part double glazed door leading out onto the patio, wood effect vinyl flooring, smooth set and coved ceiling, LED downlighters.

**FROM THE LOUNGE, STAIRS GIVE ACCESS TO:**

**FIRST FLOOR LANDING** Part coved and smooth set ceiling, loft access hatch providing roof storage space, light point, doors off to:

**BEDROOM 1** 11' 4" exc. recess x 9' 4" exc. recess (3.45m x 2.84m) Coved and smooth set ceiling, light point, two UPVC double glazed windows to the front aspect, radiator below, built in over stairs single wardrobe with shelving and hanging space, additional space for fitted or free standing bedroom furniture, cupboard housing the hot water cylinder, TV point.

**BEDROOM 2** 12' 1" to wardrobe space x 6' 3" exc. recess (3.68m x 1.91m) Coved and smooth set ceiling, light point, UPVC double glazed window to rear aspect, radiator below, space for fitted or free standing bedroom furniture.

**BATHROOM** Comprising of a white three piece suite to include panel enclosed bath with rain fall shower head, curved glass shower screen with chrome trim to the side, low flush push button WC, white gloss fronted soft closing storage cupboards above and below, vanity unit with mixer tap mounted on a light ash wood effect surface which also provides shelving, wall mounted chrome ladder style towel rail, part tiled walls with mosaic pattern, recess with inset mirror and LED lights, smooth set ceiling, downlighters, UPVC double glazed opaque window to the rear aspect, tiled floor.





**OUTSIDE - FRONT** A tarmac driveway provides parking but there is also the option for additional parking to the side area set out with stone chippings, small rockery and close boarded fencing. The driveway leads to the GARAGE measuring 16' 8" x 8" with a pitched roof offering roof storage space, up and over door. The garage houses the boiler and has power and light. External light.



**OUTSIDE - REAR** Immediately abutting the property is a patio area with external water tap, a further slightly raised patio to the side with the remainder of the garden laid out with a combination of artificial grass and an additional slightly raised rockery to the rear suitable for garden furniture. The garden is enclosed with close boarded fencing, external light and a personal rear door into the garage.

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



**Consumer Protection from Unfair Trading Regulations 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

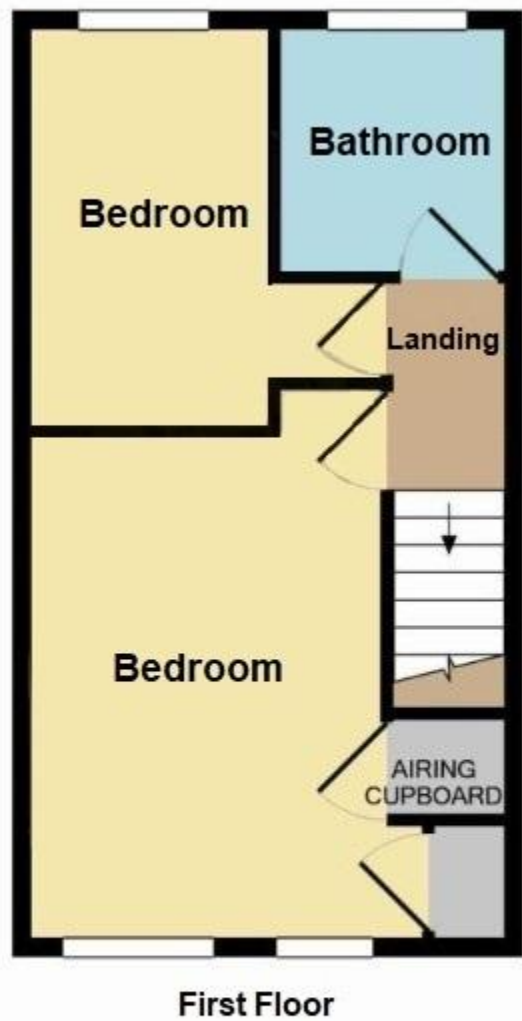
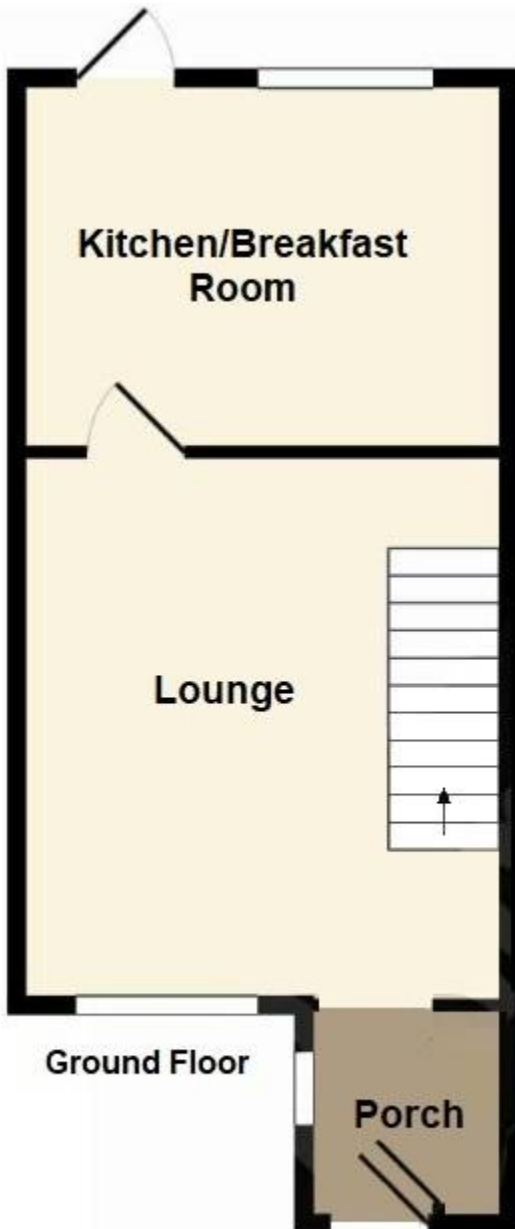


**Ref: 15142**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM





Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E [poole@wilsonthomas.co.uk](mailto:poole@wilsonthomas.co.uk)  
5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E [lowerparkstone@wilsonthomas.co.uk](mailto:lowerparkstone@wilsonthomas.co.uk)  
219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E [broadstone@wilsonthomas.co.uk](mailto:broadstone@wilsonthomas.co.uk)  
[www.wilsonthomas.co.uk](http://www.wilsonthomas.co.uk)