

FOR SALE



Kellaway Road, Canford Heath, Poole
£340,000


MARTIN & CO



**Kellaway Road,
Canford Heath, Poole
£340,000**

- NO FORWARD CHAIN
- enclosed rear garden with shed
- council tax band 'C' £1731 pa
- off road parking
- convenient Canford Heath location
- double glazing & gas central heating
- far reaching views
- close to schools & bus routes
- supermarkets nearby
- beautiful kitchen with integrated appliances



This three bedroomed family home overlooks the open plan landscaping across the road, giving a very pleasant feeling of spaciousness. With off road parking, an enclosed rear garden accessed directly from the living room, a luxurious kitchen with integrated appliances & three bedrooms, the property has NO FORWARD CHAIN!

ENTRANCE HALL Inset spotlights, radiator.

LIVING ROOM 15' 4" x 14' 1" (4.68m x 4.30m) Inset spotlights, built in cupboard, double glazed windows & doors opening directly into the enclosed rear garden. Radiator.

KITCHEN 13' 4" x 7' 9" (4.08m x 2.37m) Inset spotlights, double glazed window to front aspect. Range of wall & base units with tiled splashbacks & work top over. Cooker hood, electric induction hob & oven beneath. Integrated fridge/freezer, washing machine & dishwasher, breakfast bar, tiled flooring.

REAR GARDEN Fully enclosed, with gate to front parking area, timber construction shed. Beyond the paved patio & path, the rest of the garden is laid to lawn.

CLOAKROOM Inset spotlights, extractor fan, vanity unit with inset basin, with cupboards beneath & tiled splashbacks. Double glazed window to front aspect, heated towel rail style radiator, tiled flooring.



LANDING Ceiling light, loft hatch, radiator. Airing cupboard with shelving & radiator.

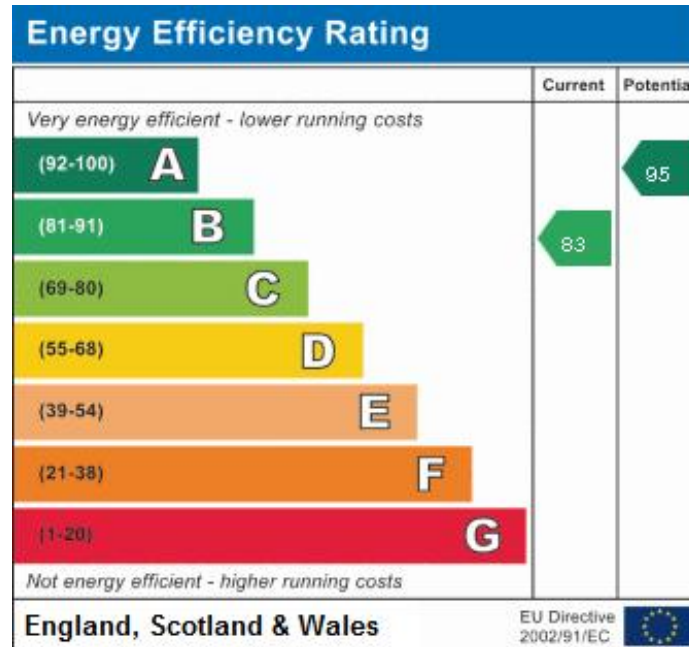
MASTER BEDROOM 12' 0" x 7' 9" (3.68m x 2.37m)
Two double glazed windows to the front aspect, overlooking the mature trees & lawns opposite, built in wardrobes, radiator.

BEDROOM TWO 12' 1" x 8' 1" (3.70m x 2.47m) Ceiling light, double glazed window to rear aspect with far reaching views. Built in wardrobes, radiator.

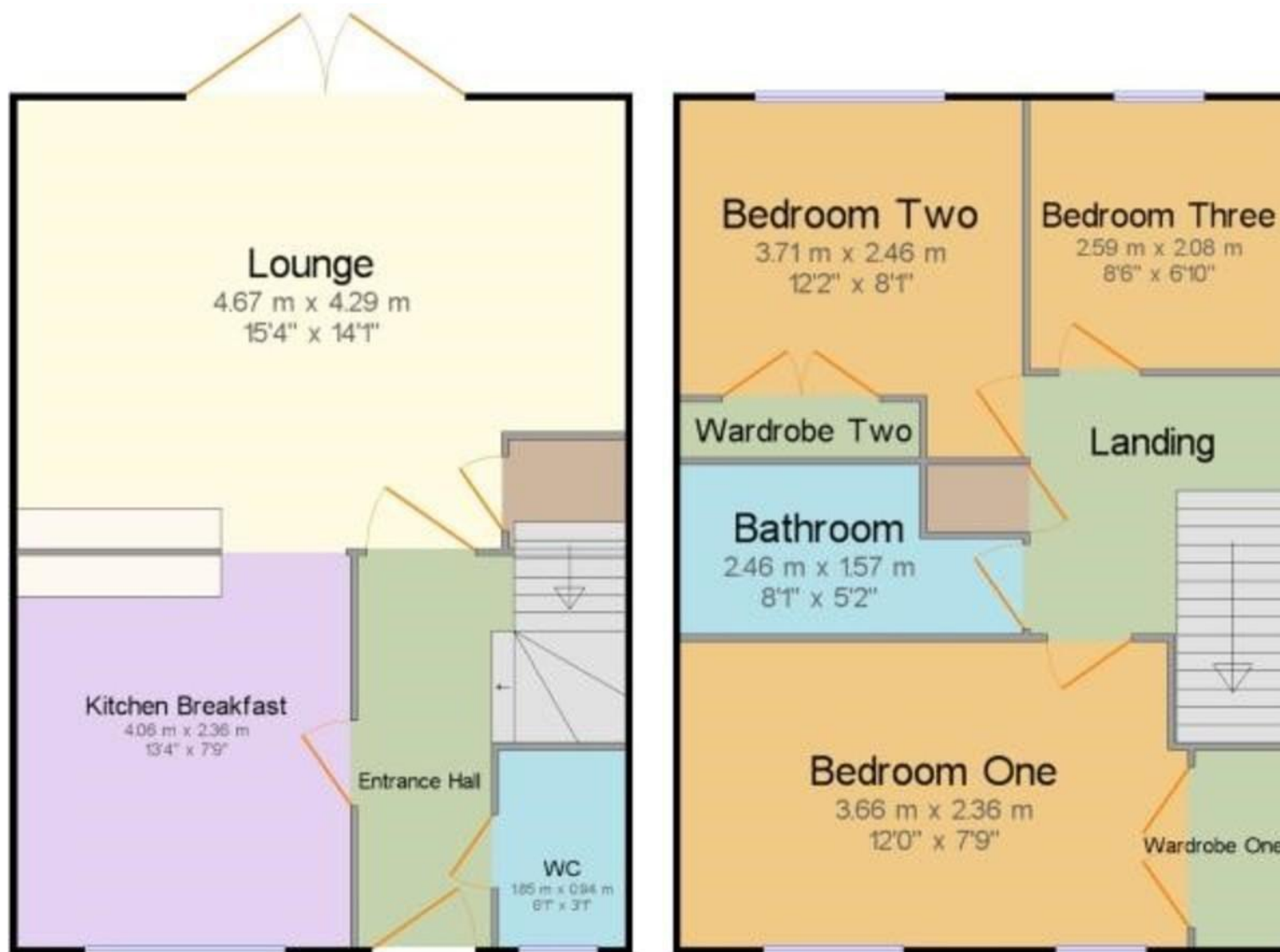
BEDROOM THREE 8' 7" x 6' 10" (2.62m x 2.09m)
Ceiling light, double glazed window to rear aspect, radiator.

FAMILY BATHROOM Inset spotlights, extractor fan. Bath with shower over & tiled splashbacks, vanity unit with inset basin & cupboards beneath. Toilet with bathroom cabinet over, tiled shelving, heated towel rail style radiator, tiled flooring.

PARKING Available on the gravelled area at the front of the property.







Martin & Co Poole

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