

**31 Chalbury Close, Canford Heath,
Poole, BH17 8BP**

**£279,000
Freehold**



An exceptionally well presented two bedroom semi detached house quietly situated at the end of a small close within a popular and established modern development. The property has been updated and improved by the present owners to create a stylish and comfortable family home which offers spacious and well laid out accommodation comprising a lounge/dining room, modern fitted kitchen, two bedrooms and a contemporary family bathroom. Features include gas central heating, double glazing, a private rear garden, garage and off road parking for four cars.

APPROACH The property is approached from the road via a tarmac driveway. A stepping stone pathway giving access to the front door with open storm porch, outside light and built in storage cupboard with electric consumer unit and electricity meter

HALLWAY Staircase to first floor, laminate flooring

KITCHEN 8' 1" x 6' 6" (2.46m x 1.98m) Modern fitted kitchen with white high gloss units comprising base and wall mounted drawers and cupboards with complementary wood grain effect worktops with ceramic tiled splashbacks, single drainer sink unit with mixer tap, cupboard housing gas fired central heating boiler, space and plumbing for automatic washing machine and dishwasher, free standing fridge/freezer, stainless steel electric oven with four ring ceramic hob and stainless steel extractor hood above, recessed ceiling spotlights, tiled floor, UPVC double glazed front aspect window.

LOUNGE/DINING ROOM 14' 8" x 12' 3" (4.47m x 3.73m) Laminate flooring, recessed ceiling spotlights, contemporary wall mounted radiator with further radiator, UPVC double glazed rear aspect window, part glazed UPVC door to rear garden, built in recess for TV with recessed shelf, wall mounted electric fire

FIRST FLOOR LANDING Loft hatch, built in airing cupboard housing hot water cylinder with wooden slatted linen shelving

BEDROOM 1 11' 10" x 9' (3.61m x 2.74m) UPVC double glazed front aspect window, radiator, recessed ceiling spotlights, built in wardrobe with hanging rail

BEDROOM 2 11' x 5' 11" (3.35m x 1.8m) UPVC double glazed rear aspect window, radiator, recessed ceiling spotlights

BATHROOM Fitted with a contemporary white suite comprising panel enclosed double ended bath, mains shower with rainfall shower head and shower screen, recessed shelf, wash hand basin with built in cupboards beneath, enclosed cistern WC, laminate floor, chrome ladder style heated towel rail, UPVC double glazed rear aspect window, extractor fan, recessed ceiling spotlights, ceramic tiled walls



OUTSIDE - FRONT A tarmac driveway gives access to a SINGLE GARAGE with up and over door, power and light. There is also a door to the side of the garage. The remainder of the front has been laid to shingle and provides additional off road parking. Outside tap

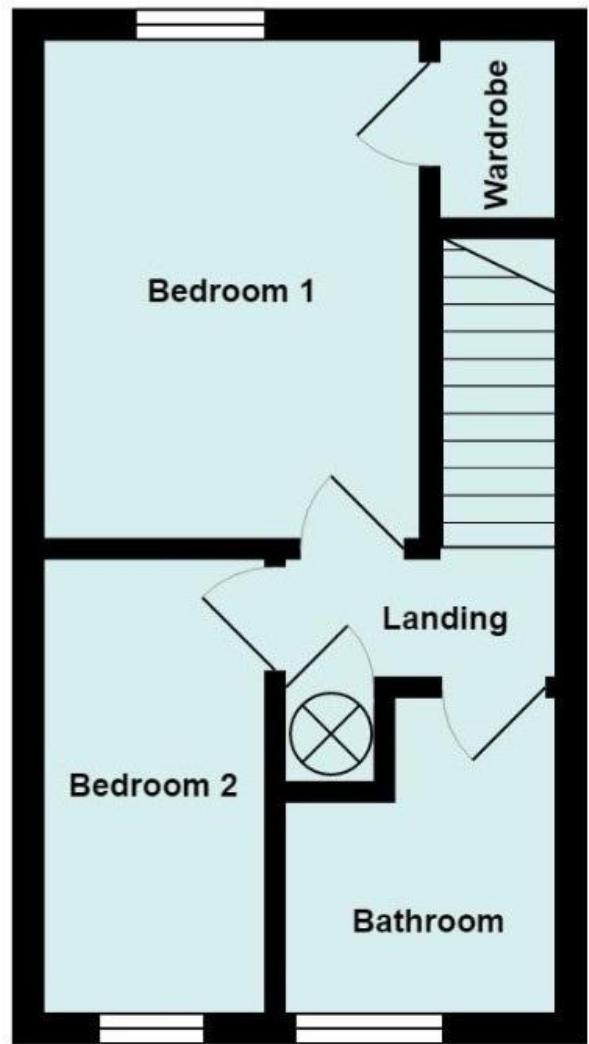
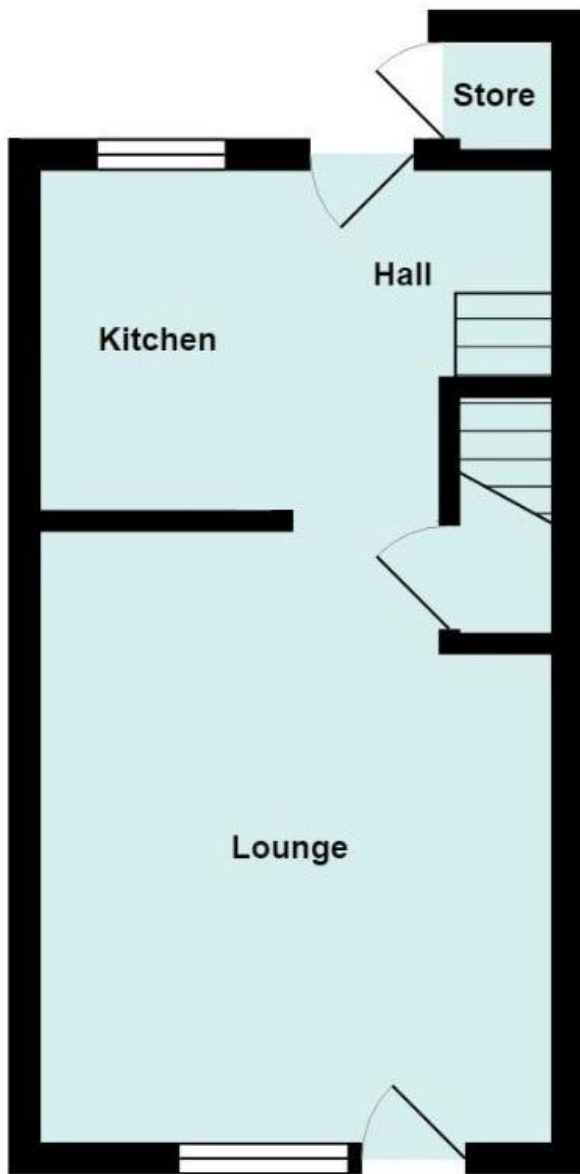
OUTSIDE - REAR From the lounge steps lead down to a raised paved patio area which provides an ideal area for outdoor seating etc. From the patio steps bordered by raised wooden planters then lead down to the remainder of the garden which has been laid with artificial lawn. The garden is enclosed by wood panelled fencing. There is a wooden gate giving access down one side of the property to the garage and front garden.

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(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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