

44 Thorn Road
West Canford Heath
Poole BH17 9AX

Price **£490,000** Freehold



A WELL PRESENTED FOUR BEDROOM,
THREE RECEPTION ROOM DETACHED
FAMILY HOME SITUATED AT THE END
OF A QUIET CUL-DE-SAC IN A POPULAR
RESIDENTIAL LOCATION AND OFFERED TO
THE MARKET WITH NO FORWARD CHAIN.



- * **ENTRANCE HALLWAY 13'1" x 5'9" (3.99m x 1.8m)**
 - * **CLOAKROOM 6'9" x 2'8" (2.1m x 0.85m)**
 - * **SITTING ROOM 15'6" x 12' (4.75m x 3.66m)**
 - * **DINING ROOM 14' x 8'9" (4.27m x 2.71m)**
 - * **STUDY 7'9" x 6'9" (2.41m x 2.1m)**
 - * **KITCHEN 11'2" x 10'3" (3.41m x 3.14m)**
 - * **UTILITY ROOM 11'7" x 7'6" (3.57m x 2.32m)**
 - * **STAIRS RISING TO FIRST FLOOR**
 - * **BEDROOM ONE 13' x 12'1" (3.96m x 3.69m)**
 - * **BEDROOM TWO 12'7" x 9'9" (3.87m x 3.02m)**
 - * **BEDROOM THREE 8'9" x 8'8" (2.71m x 2.68m)**
 - * **BEDROOM FOUR 10'5" x 6'9" (3.2m x 2.1m)**
- * **FAMILY BATHROOM 9'2" (MAXIMUM) x 5'6" (2.8m x 1.71m)**
 - * **FRONT & REAR GARDENS**
 - * **DRIVEWAY PARKING**
 - * **SINGLE INTEGRAL GARAGE**
- * **UPVC DOUBLE GLAZED & GAS FIRED CENTRAL HEATING**









ABOUT THIS PROPERTY

The double glazed frosted front door with matching side screen gives access into the entrance hallway which has stairs rising to the first floor, understairs storage cupboard and access into the cloakroom which has fully tiled walls and flooring, wash hand basin with mixer tap and low level flush WC. The light and airy sitting room has window to front aspect, TV point, telephone point and central fireplace with marble effect hearth and brick surround. From the sitting room an archway leads through to the dining room which has sliding patio doors leading out to the rear garden and access into the kitchen which has window to rear aspect, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, one and a quarter single sink with drainer and mixer tap, nest of four drawers, cupboard housing boiler and space for oven. Off the kitchen is the sizeable utility room which has window and frosted door to rear, telephone point, access into the single garage, range of wall and floor mounted cupboards, roll top work surfaces, circular sink with hot and cold tap, tiled flooring and space for washing machine, tumble dryer, fridge and freezer. To complete the accommodation on the ground floor is the study which has window to front aspect.

The first floor landing has airing cupboard with hot water tank and slatted shelving and loft access via a hatch. Bedroom one has window to front aspect, telephone point and a range of fitted furniture to include wardrobes, cupboards and dressing table. Bedroom two has window to front aspect and benefits from a fitted wardrobe with sliding doors. Bedrooms three and four both have windows to rear aspect with pleasant views over the garden. The family bathroom has fully tiled walls, shaver point, vanity unit with inset wash hand basin and mixer tap, low level flush WC and bath with mixer tap and shower over.

To the front of the property is a garden laid to lawn with mature shrub borders and a block paved driveway providing off road parking in turn leading to the single integral garage which has up and over door, light, power and access into the utility room. The secluded rear garden has a large patio running adjacent providing ample seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence borders. Tap. Hardstand for summer house. Timber gate giving access to woodland to the rear and access along the side in turn leads to the front.



DIRECTIONS:

From The Broadway proceed down Lower Blandford Road to the Darbys Corner roundabout and take the second exit into Canford Heath Road. At the next roundabout turn left into Tollerford Road and then take the fourth turning on the left into Edgarton Road. Thorn Road is the first turning on the left hand side.

COUNCIL TAX: Band E BCP (Poole) Council.

ENERGY EFFICIENCY RATING: Band C

VIEWING: Strictly by appointment through **HILLIER WILSON.**

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.

PRIVACY POLICY

Please see our website for further details.

REF: R1786