



Amaroo, 1 Cliff Drive, Canford Cliffs, Poole, BH13 7JD



An impressive, spacious contemporary detached home with 5 bedrooms situated in a highly desirable location close to the beach and Canford Cliffs village.

- Stunning presentation throughout
- Accommodation over three floors
- 5 double bedrooms, 3 bath/shower rooms
- Spacious open plan living area
- Separate family room
- Principle bedroom with en-suite and dressing room
- Garden lodge, ideal home office/gym, with full electrics
- Driveway parking and integrated garage
- A short walk to the beach, 100 meters to Flaghead Chine (footpath to the beach)
- A short walk to the village centre
- PV solar panels generating a substantial annual income
- Underfloor central heating

ASKING PRICE:

£1,650,000 (Freehold)





Location

The property is located along Cliff Drive, a highly desirable location lying just a few moments' walk from the clifftop and blue flag sandy beaches. The vibrant village of Canford Cliffs is a short walk away, offering a range of shops and amenities including independent restaurants, coffee shops and bakeries.

Canford Cliffs is arguably one of the most desirable locations along the south coast. With easy access to the beach and Poole Harbour there are fantastic sailing and water sport facilities nearby. Renowned Parkstone Golf Club is also on the doorstep, whilst a short trip on the chain ferry provides access to the Isle of Purbeck and Jurassic Coast. Branksome train station is a little over two miles away with a direct link to London Waterloo.

Property Description

Built circa 2011 this modern detached home offers surprisingly spacious accommodation, beautifully presented throughout, it briefly comprises;

A reception hall with Porcelanoso tiled flooring and stairs rising to the first floor. There is internal access to the garage and a cloakroom with wc and wash basin.

Along the rear of the property is the spacious open plan living area and kitchen with continuation of the tiled flooring, a part, double height ceiling and window, together with two sets of bi-folding doors leading out to the garden. The kitchen comprises a generous range of base and eye level units with a peninsular breakfast bar and stone worktops. Fitted appliances include a fridge/freezer, dishwasher, oven, microwave oven and induction hob. There is a separate family room.

On the first are three double bedrooms and the family bathroom. The principle bedroom includes a dressing room and en-suite with a large walk-in shower, bath, wc and twin wash basins.

On the second floor are two further bedrooms. Bedroom 2 includes an en-suite shower room together with access to generous eaves storage space.

Outside

The property is approached by a gated driveway giving access to the garage. The attractive rear garden has been landscaped with ease of maintenance in mind, with a raised deck, artificial lawn and a detached garden lodge. The lodge measures 3.5m x 2.8m with bi-folding doors, power and light points.

Council tax band G

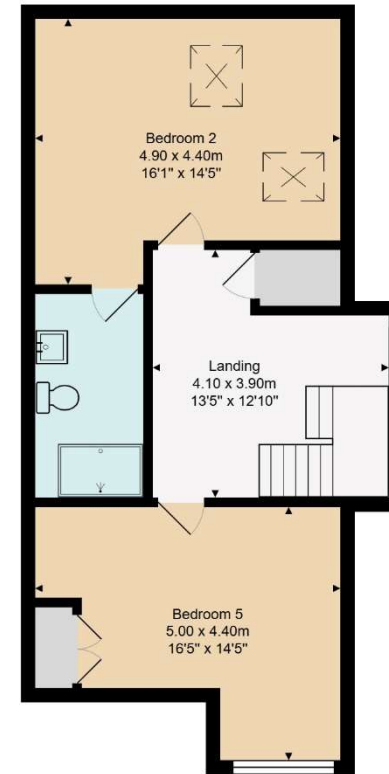




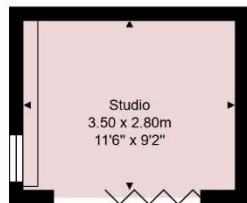
Ground Floor



First Floor



Second Floor

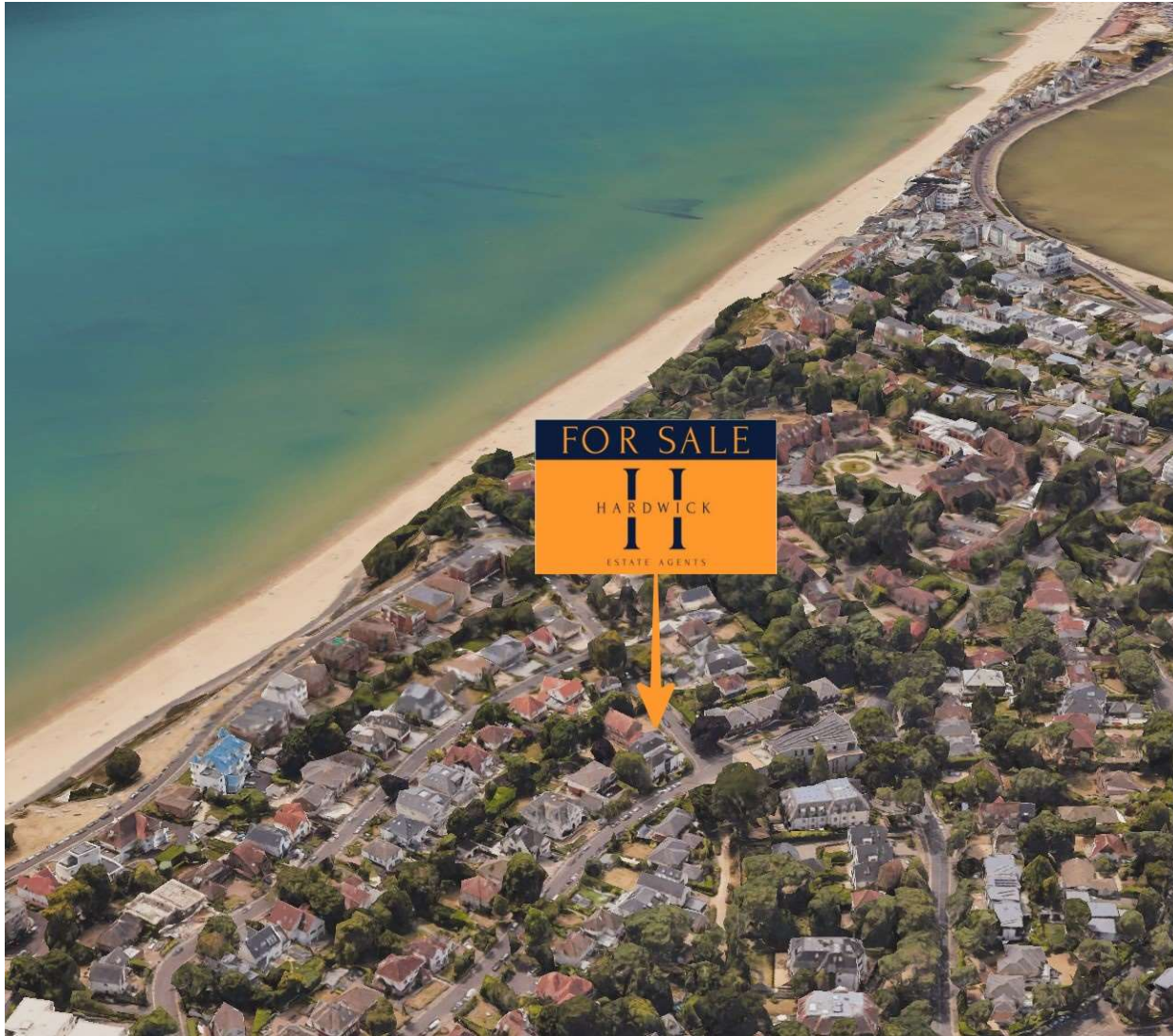


Garden Lodge

Total Area Approx: 241.8 m² ... 2603 ft² (not including studio)
All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us;

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