



63 Bader Road, Canford Heath, Poole BH17 8PW

* No Forward Chain & Annex Potential * Located close to local schools and amenities lies this generous size extended four bedroom detached family home with blocked paved driveway, electronically operated garage roller door and westerly facing rear garden.

EPC: 70 Council Tax Band: E Price: £500,000 Freehold

 **4**  **2**  **2**





Key Features

- GENEROUS SIZE EXTENDED DETACHED FAMILY HOUSE
- FRONT LOUNGE
- STYLISH 19ft APPROX. KITCHEN/BREAKFAST ROOM
- REAR SITTING ROOM
- OFFICE
- GROUND FLOOR SHOWER ROOM & UNTILTY ROOM
- ANNEX POTENTIAL (SUBJECT TO CONSENTS)
- FOUR BEDROOMS, FAMILY BATHROOM & SEPARATE CLOAKROOM
- DRIVEWAY & GARAGE WITH ELECTRIC ROLLER DOOR
- WESTERLY FACING REAR GARDEN

The Property

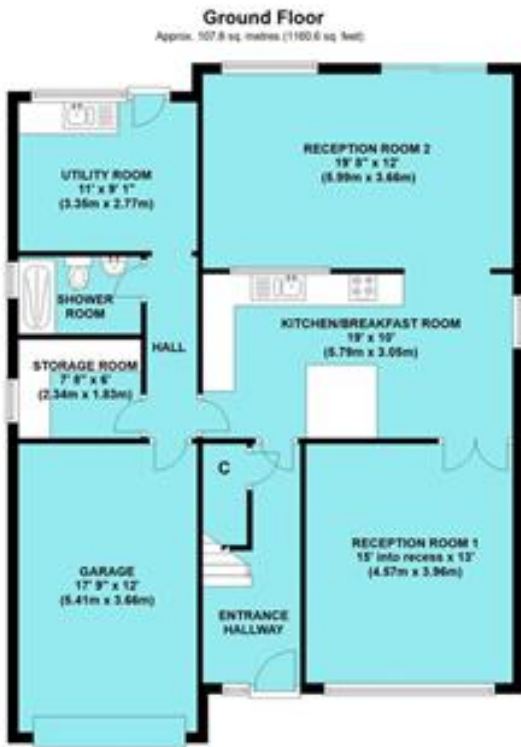
Initially there is an entrance porch leading in to the entrance hallway with a remote control alarm system for added peace of mind. Doors then lead of to a front lounge with multi-paned French style double opening doors leading through to the kitchen breakfast room.

The 19ft approx. stylish kitchen/breakfast room is a particular feature with contrasting complimenting soft close fitted units/draws, AEG hob, Neff double oven and grill and wine cooler. An archway from here leads in to the rear reception/sitting room with patio door leading out on to the rear garden.

Situated off the kitchen and behind the garage there

is a room with fitted cupboards and draws suitable for a home office, ground floor shower room and spacious utility room. This part of the house has the potential to convert in to an annex subject to consent. Oak staircase with glass balustrade leads to the first floor accommodation with four bedrooms, family bathroom and separate cloakroom.

There is a front garden area with a block paved driveway leading to a garage with an electronically operated roller door. The landscaped rear garden enjoys a westerly aspect with patio area, storage shed and a green house.



Total area: approx. 166.0 sq. metres (1786.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omissions or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Broadstone Office
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office
5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



rightmove

