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EST. 1985

7 Pimpern Close, Canford Heath, Poole, BH17 9EB

Guide Price £325,000



## 7 Pimpern Close

Canford Heath, Poole

A well-presented three-bedroom end-of-terrace home, quietly positioned within a popular residential cul-de-sac on Canford Heath and ideally located close to local shops, amenities, schools, leisure centre and bus routes.

The property offers an excellent opportunity for first-time buyers, with an internal viewing strongly recommended to fully appreciate its peaceful location and well-planned accommodation. The layout includes a welcoming lounge, a separate dining room/snug, a fitted kitchen, two double bedrooms, a good-sized single bedroom and a stylish contemporary bathroom.

Externally, the home enjoys both front and rear gardens, with the rear garden mainly laid to lawn and featuring a resin seating area alongside a raised sun deck, ideal for outdoor dining and entertaining. Further benefits include a fitted wardrobe, garage, driveway providing off-road parking, gas central heating and UPVC double glazing.



Canford Heath is a large, family-friendly residential suburb located to the north of Poole, Dorset.

Known for its open green spaces and welcoming community atmosphere, the area offers a balanced lifestyle that blends suburban convenience with a unique natural setting. Developed primarily between the 1960s and 1980s, Canford Heath features a wide range of housing, from spacious detached homes to townhouses and modern apartments.

The area is popular with families, thanks to its good selection of local schools, shopping centres, medical facilities, and community services. One of Canford Heath's standout features is its proximity to the Canford Heath Nature Reserve—the largest lowland heath in the UK.

This protected landscape is a haven for wildlife, including rare species such as the Dartford warbler, sand lizard, and smooth snake. Walking trails and open areas offer residents and visitors a peaceful escape and a chance to enjoy Dorset's natural beauty right on their doorstep. With easy access to Poole's town centre, good transport links, and a strong sense of community, Canford Heath is a popular choice for those seeking a quieter pace of life without being far from urban amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.

1ST FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 827 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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