

BOROUGH OF POOLE
WHISTLER GARDENS
LEADING TO NOEL PLACE



**Whistler Gardens, Canford Heath, Poole
Dorset BH17 8AE**

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FREEHOLD PRICE £225,000

A smart modern two double bedroom coach house on the edge of Canford Heath built in 2016 within a new development by Bellway Homes, and finished to a high standard.

As you enter this immaculately presented home you are met with a contemporary feel throughout, with plush fitted carpets leading up to a generous landing, with plenty of light flooding in from the Velux style windows.

The spacious open plan kitchen/living room is well equipped with modern units with an integrated fridge freezer, 4 ring gas hob and hood, electric oven, and space for a washing machine.

The light and airy bedrooms enjoy views over the heathlands, with the master bedroom being dual aspect.

Additional benefits include double glazing, gas central heating, and a Bellway home guarantee that runs until August 2026.

The Garages are located at the rear of the property which are great for extra storage and you can also park an extra car parallel outside tm

The property is conveniently located within 600 yards of the local shops including Boots the chemist, Iceland, a community club, library, two restaurants, and a coffee shop. Slightly further up the road is another community shopping centre that includes an Asda, a hairdresser, and a neighbourhood centre. There are several schools close by, catering for all ages.

The beautiful heather strewn walks of Canford Heath are just a mile away, and Tower Park with its range of leisure activities, including Splashdown Water Park, Cinema, Bowlplex, kids soft play, and 24hr Tesco store is within 2½ miles. Poole Town Centre is just over three miles away and offers a wide range of shops, restaurants, and mainline train station. There is also the famous Poole Quay, offering a bustling and sociable café /bar culture, with regular entertaining events

NB The Freehold is subject to and benefiting from 1000 year lease on one of the garages beneath.

COUNCIL TAX BAND: B

EPC RATING: C

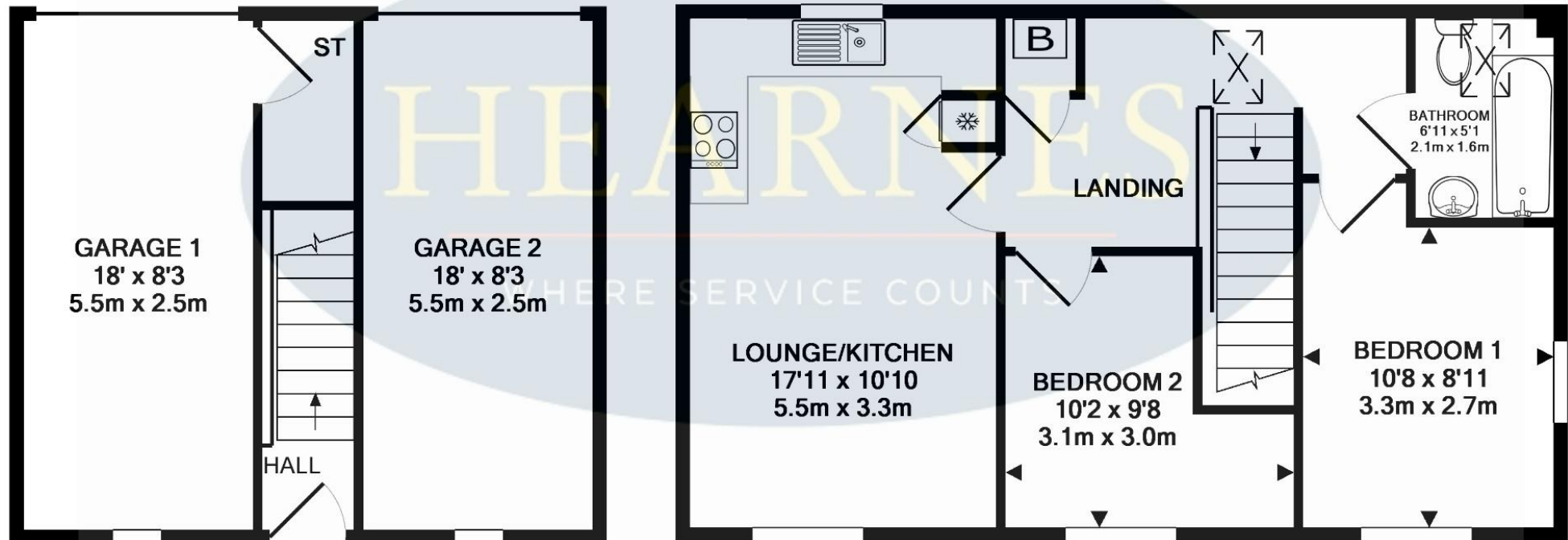
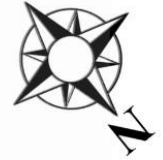
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 892 SQ.FT. (82.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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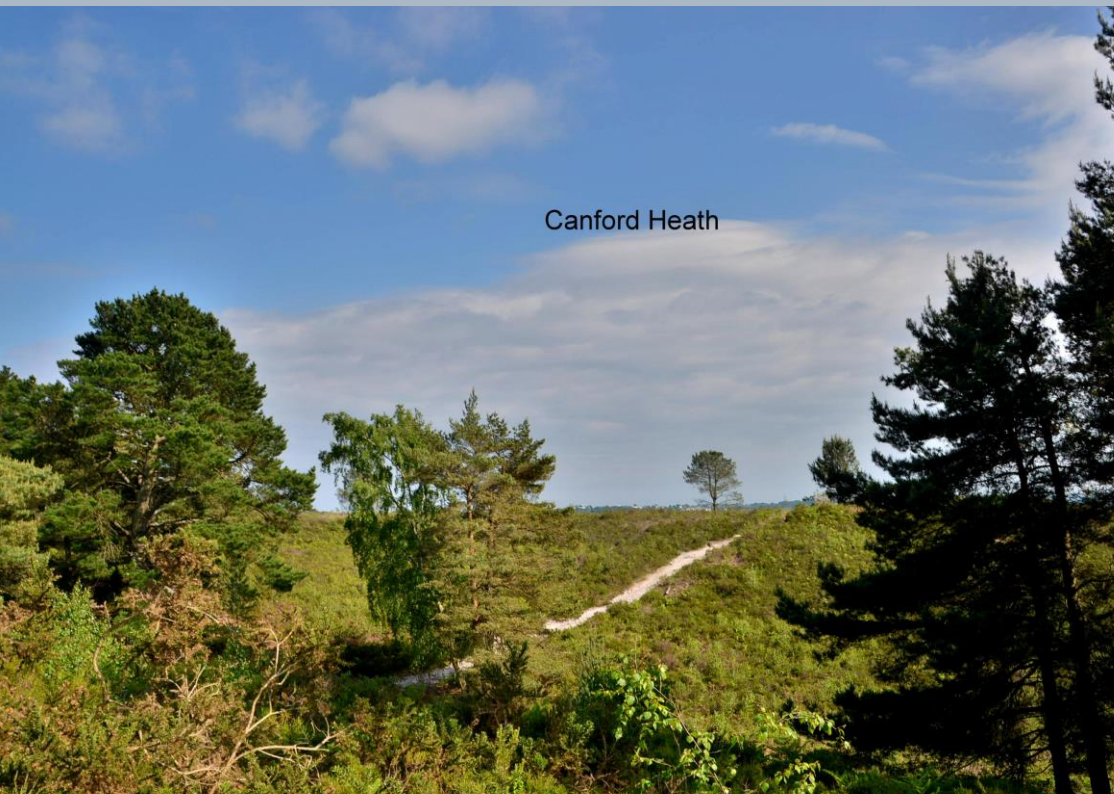


GROUND FLOOR (ENTRANCE FLOOR)
APPROX. FLOOR
AREA 356 SQ.FT.
(33.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 536 SQ.FT.
(49.8 SQ.M.)



View from bedroom window



Canford Heath

