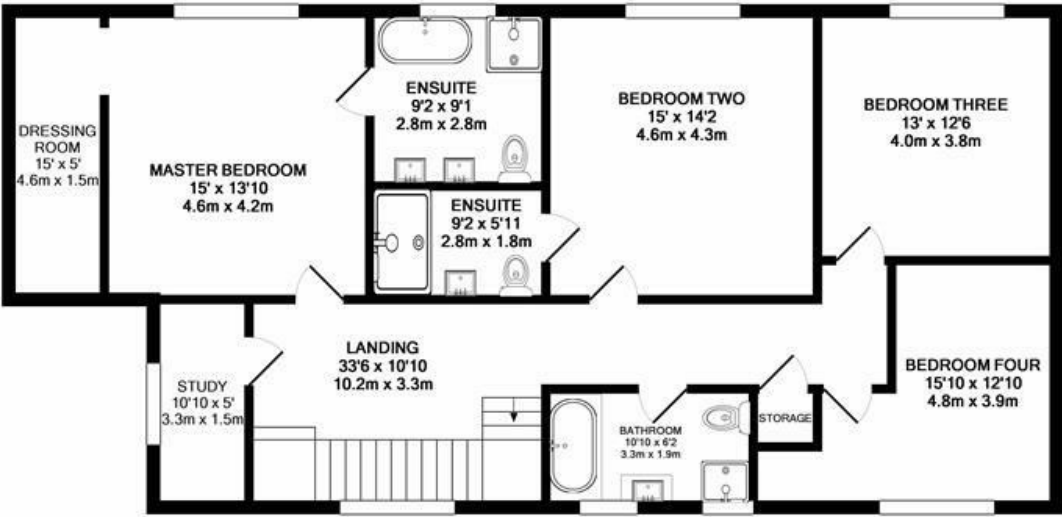
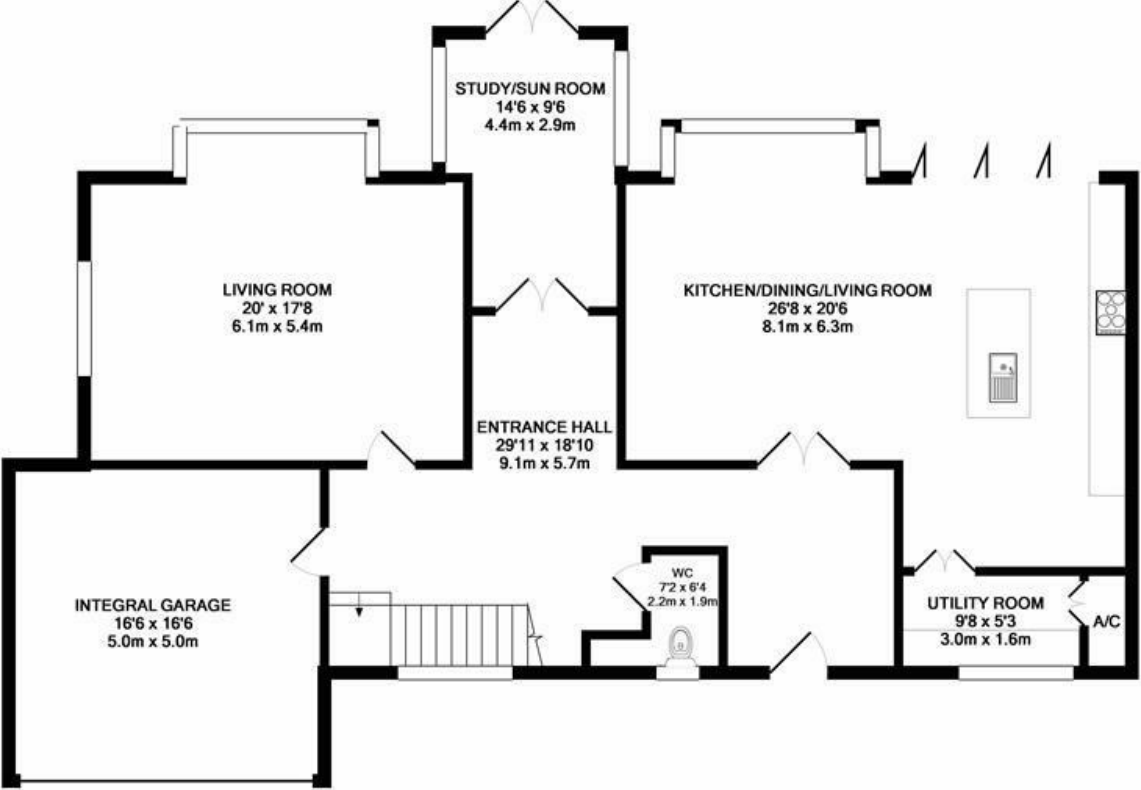


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TOTAL APPROX. FLOOR AREA 3004 SQ.FT. (279.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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1 Canford Cliffs Avenue, Canford Cliffs, Poole BH14 9QN £1,295,000 Freehold

A large CHARACTER DETACHED HOUSE having been recently refurbished benefiting from a 100 ft rear garden. The property boasts 3000 SQ FT in accommodation consisting of 4 DOUBLE BEDROOMS with DRESSING ROOM and ENSUITE TO MASTER BEDROOM. CLOSE TO SHOPS AND BEACH.

- STUNNING REFURBISHED FAMILY HOME
- KITCHEN/BREAKFAST ROOM
- ITALIAN BESPOKE BATHROOM FURNITURE
- HIGH SPECIFICATION THROUGHOUT
- HANDMADE ITALIAN STYLE KITCHEN
- LARGE SOUTH FACING GARDEN

Location

Canford Cliffs village is well known for being one of the most prestigious places to live, it has an assortment of cafe bars, restaurants and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences.

Property Comprises:

This imposing property is approached via an in and out driveway with electric gates and stands on an attractive level plot with a large south facing rear garden.

- Electric entrance gates
- Alarm system
- Extremely high quality finishes by a renowned interior designer
- Gas central heating with new retro style radiators and underfloor heating to the kitchen/day room
- Stunning fitted kitchen units including a feature island
- Laminam Calacatta Gold porcelain worktops and splash back with fully fitted Neff integral appliances and Quooker tap
- Living room with Vero Design bespoke balance flue gas fire made in Belgium and Italian Novamobili bespoke library and television composition
- Feature cloakroom with wood panelled walls
- Luxuriously appointed bathrooms/shower rooms with bespoke Italian bathroom furniture and Lussostone stone resin bathtubs and wash basins
- Italian Novamobili bespoke wardrobes to three bedrooms
- Plantation window shutters throughout
- UPVC framed double glazed windows
- Large south facing rear garden
- Resin bound in and out driveway and parking area
- Double integral garage with electric door

Entrance Hall

29'10 x 18'8 (9.09m x 5.69m)

Kitchen/Dining/Living Room

25'7 x 20'8 (7.80m x 6.30m)

Living Room

20'0 x 17'9 (6.10m x 5.41m)

Study/Sun Room

14'5 x 9'6 (4.39m x 2.90m)

Utility Room

9'10 x 5'3 (3.00m x 1.60m)

Master Bedroom

14'9 x 13'9 (4.50m x 4.19m)

15' x 11' 0". Double glazed rear aspect window, radiator, TV point, fitted bedroom furniture providing hanging rail and storage, picture rail. Archway through to door providing access to the en-suite.

Dressing Room

15'1 x 4'1 (4.60m x 1.24m)

En-Suite Bathroom

Bedroom Two

14'9 x 14'1 (4.50m x 4.29m)

En-Suite Shower Room

Bedroom Three

13'1 x 12'6 (3.99m x 3.81m)

Bedroom Four

16'1 x 12'10 (4.90m x 3.91m)

Family Bathroom

Bathroom

Double glazed window to front aspect, suite comprising of low level WC, pedestal wash hand basin, corner shower cubicle with wall mounted shower unit with mixer taps and shower attachment, radiator, part tiled walls, tiled flooring.

Study

10'10 x 5 (3.30m x 1.52m)

Integral Garage

16'5 x 16'5 (5.00m x 5.00m)

