



**Noel Place, Canford Heath
Poole, Dorset, BH17 8DE**

Noel Place, Canford Heath, Poole, Dorset, BH17 8DE

Freehold Price £400,000

A lovely 4 bedroom, 2 bathroom, detached family home built in 2016 by Bellway Homes. The property benefits from a superb kitchen/dining room overlooking one of the biggest rear gardens on this development (measures approximately 40ft x 30ft) and is set on a newly built development amongst similar homes, just over 1 mile away from beautiful walks over Canford Heath and only ½ a mile from Tower Park.

- A well presented and spacious 4 bedroom detached family home built in 2016 by Bellway Homes
- Superb kitchen/dining room finished with ash grey units with complimentary work tops and includes an AEG double oven, gas hob with steel splash back and an integrated fridge/freezer.
- Lovely size family garden measuring approximately 40ft x 30ft
- 2 modern bathrooms including master en-suite shower room
- Ground floor cloakroom
- Bright lounge with twin aspect
- Integral car port with garage door
- Block paved drive providing off road parking
- Gas central heating and double glazing

The property is just under ½ a mile from Tower Park which offers a range of leisure activities including Splashdown Water Park, Cineworld Cinema, Bowlplex, a range of bars and restaurants and a 24 hour Tesco store. Poole Town Centre is just under 3 miles away which offers an array of shops and the Train Station with direct lines to London Waterloo.

COUNCIL TAX BAND: D

EPC RATING: B

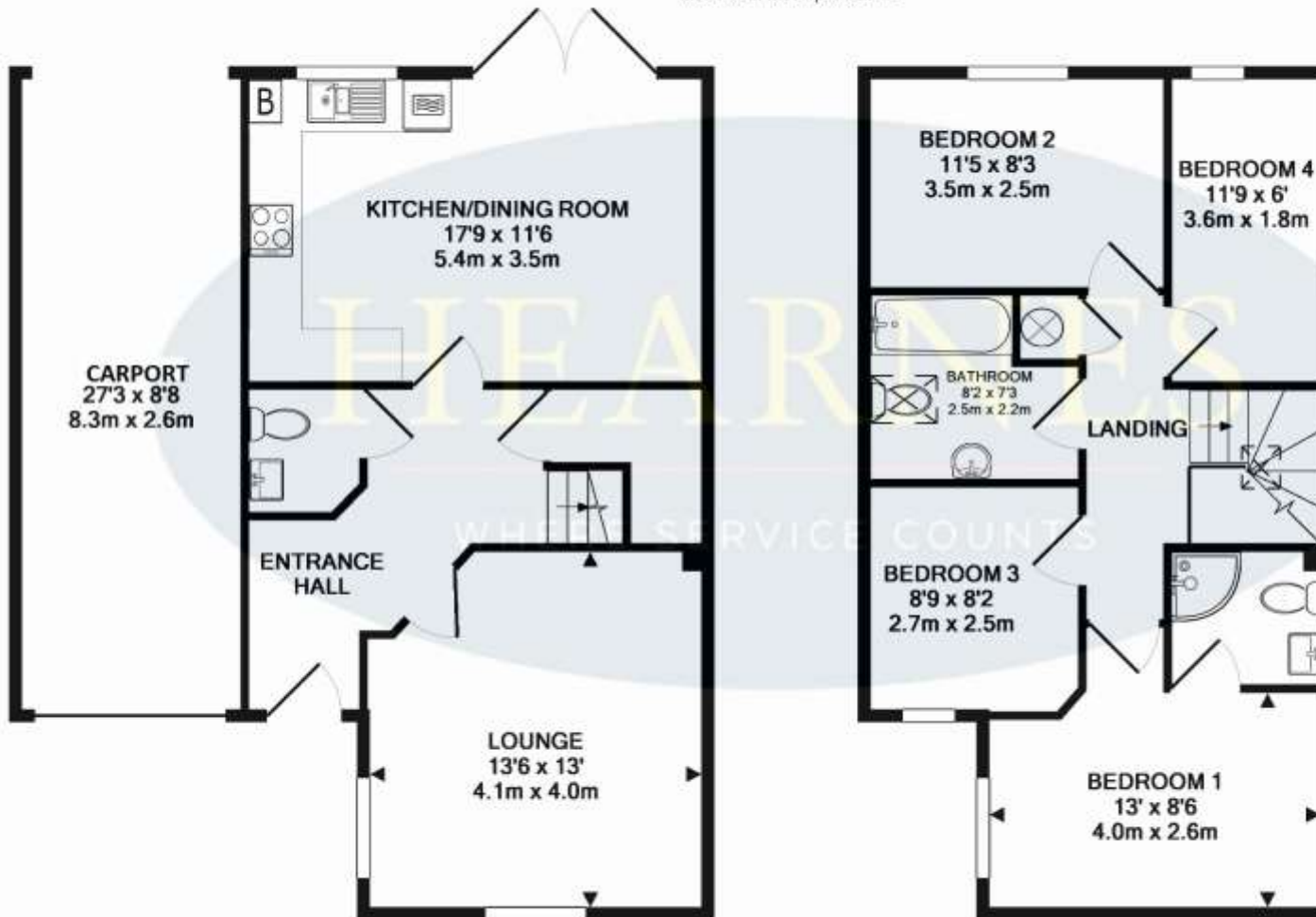
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 1244 SQ.FT. (115.6 SQ.M.)



Whilst every attempt have 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 buyer. Produced by Swift Energies 07512 365 141 Made with Metropix ©2019



GROUND FLOOR
APPROX. FLOOR
AREA 727 SQ.FT.
(67.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 518 SQ.FT.
(48.1 SQ.M.)

