

**35 Steeple Close, West Canford Heath,  
Poole, BH17 9BJ**

**£449,950  
Freehold**

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**A substantial four bedroom detached family home situated in the sought after location of West Canford Heath, and being only moments away from walking over open heath. The property benefits from gas fired heating with radiators and UPVC double glazing, fascias and soffits. To the ground floor there are two separate reception rooms, a kitchen/breakfast room and utility with cloakroom, and to the first floor four bedrooms with an en-suite shower room and family bathroom. A block paved driveway provides off road parking and leads to the detached double garage and there are side and rear gardens. Within the area there is popular schooling for all age groups including both the Boys' and Girls' Grammar School.**

**UPVC DOUBLE GLAZED FRONT DOOR** Leads to:

**ENTRANCE PORCH** Two lights, ceramic tiled floor, leaded light UPVC double glazed internal door with adjoining side screen leads to:

**RECEPTION HALL** Coved ceiling, wall mounted heating thermostat control, radiator, understairs storage recess, engineered oak flooring

**CLOAKROOM** White suite comprising of WC with pedestal wash hand basin and tiled splashback, coved ceiling, radiator, window, engineered oak flooring

**GLAZED DOUBLE DOORS OPEN FROM THE RECEPTION HALL** To:

**LOUNGE** 18' 3" x 10' 11" (5.56m x 3.33m) Coved ceiling, windows to front and side aspect, light dimmer control switch, TV aerial connection point, ornamental fire surround with living flame gas fire, radiator with decorative radiator cover and shelving above, further built in book shelf, glazed double doors open to:

**DINING ROOM** 11' 6" x 10' 0" (3.51m x 3.05m) Coved ceiling, radiator, engineered oak flooring, UPVC double glazed French doors opening to the deck and side garden, connecting door to kitchen/breakfast room

**GLAZED DOOR FROM RECEPTION HALL** Leads to:

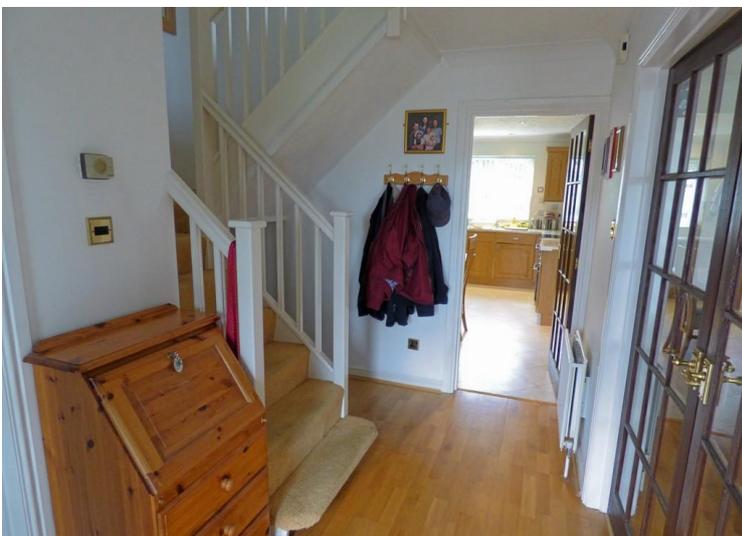
**KITCHEN/BREAKFAST ROOM** 15' 0" x 11' 0" (4.57m x 3.35m) Range of units comprising of one and a half bowl single drainer sink unit with adjacent roll top worksurfaces with a comprehensive range of drawers and base storage cupboards below and eye level wall mounted units above with underlighting including three glazed display cabinets, space suitable for a cooker with extractor canopy above, room for a refrigerator, space for breakfast table and chairs, coved ceiling with inset downlighting, radiator, partly tiled walls, Karndean style flooring, window overlooking the rear garden, TV aerial connection point. A doorway leads to:

**SEPARATE UTILITY ROOM** 8' 3" x 8' 0" (2.51m x 2.44m) Range of white units comprising of single bowl single drainer sink unit with adjacent roll top worksurfaces with a range of base storage cupboards below and eye level wall mounted units over, space and plumbing available for an automatic washing machine and tumble dryer, cupboard concealing the Glow Worm boiler serving the heating and domestic hot water supply, coved ceiling with inset downlighting, partly tiled walls, continuation of the Karndean style flooring from the kitchen, personal door to garage, UPVC double glazed door with adjacent window leading to rear garden

**FROM THE RECEPTION HALL, A TURNING STAIRCASE WITH HALF LANDING** Leads to:

**FIRST FLOOR LANDING** Coved ceiling, radiator, double airing cupboard housing the pre-insulated hot water cylinder with fitted immersion and slatted shelving over

**BEDROOM 1** 11' 2" x 11' 0" (3.4m x 3.35m) Coved ceiling, radiator, space for wall mounted TV with TV aerial connection point, window to front aspect with distant views to the Purbecks



**EN-SUITE SHOWER ROOM** White suite comprising of fully tiled shower cubicle with wall mounted shower controls and shower attachment, WC, wash hand basin with centre mixer tap, tiled splashback and cabinet below, heated towel rail, coved ceiling, electric shaver point, tile effect flooring, window

**BEDROOM 2** 11' 6" x 10' 0" (3.51m x 3.05m) Coved ceiling, radiator, TV point, window to side aspect

**BEDROOM 3** 11' 0" x 7' 9" (3.35m x 2.36m) Coved ceiling, radiator, window to rear aspect

**BEDROOM 4** 9' 0" x 6' 7" (2.74m x 2.01m) Radiator, coved ceiling, window to side aspect, loft hatch with sliding ladder gives access to the roof space

**BATHROOM** White suite comprising of panel enclosed bath with centre mixer tap and wall mounted shower attachment with glazed shower screen, tiled surround, WC, wash hand basin with centre mixer tap, cabinet below and tiled splashback, heated towel rail, wood effect flooring, window to side aspect, coved ceiling with inset downlighting

**OUTSIDE - FRONT** To the front and both sides of the property is a low brick wall, a double width block paved driveway then provides off road parking and the garden, for ease of maintenance, has been laid to stone chippings and punctuated by a number of specimen shrubs. There is outside lighting and a gate to the left hand side of the property gives access to the rear garden

**INTEGRAL DOUBLE GARAGE** Fitted with twin up and over doors, the garage has power and light available, roof storage area, window to rear aspect (not UPVC double glazed), wall mounted consumer unit

**OUTSIDE - REAR** Directly to the rear of the house there is a generous paved patio area with water tap and motion sensor lighting, there is a timber built summerhouse and potting shed, the patio then leads to an area of lawn with stocked shrub borders and to the side of the property there is a raised timber deck with wrought iron balustrading. The property is situated on a corner plot and from the side of the house there is a drop curb leading to double wooden gates which open into the rear garden. The garden is fully enclosed either by walling interspersed by timber panelled fencing or timber panelled fencing.

**COUNCIL TAX BAND 'F'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**Consumer Protection from Unfair Trading Regulations 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**Ref: 13076**





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