



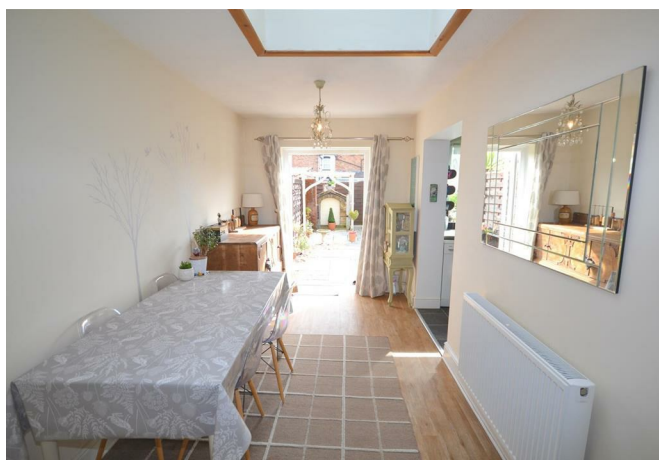
Butterfly Cottage, 21 Denmark Road, Heckford Park, Poole BH15  
2DB

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## 21 Denmark Road, Heckford Park, Poole BH15 2DB

- Character Terraced House
- Versatile Accommodation
- Lounge with Log Burner
- Off Road Parking to Rear for Two Cars
- Close to Poole Town Centre, Train Station and Hospital
- Well-Presented Throughout
- Four Bedrooms
- Delightful Courtyard Garden
- Eco Heating System
- Ideal Family Home or Rental Investment



Castleman Estate Agents are delighted to present Butterfly Cottage, a charming character house in the popular residential area of Heckford Park in Poole. This sought after part of town is conveniently situated within easy reach of the wide range of shops and facilities in Poole town centre and also just a short distance from major local employers such as Poole Hospital and Barclays House. Poole High school and train station are also nearby.

The property benefits from a number of character features and the exceptionally well-presented accommodation comprises a cosy sitting room with log burner, dining room and kitchen to the ground floor as well as the fourth bedroom, which would make an ideal study. Double doors from the dining room lead to an attractive courtyard style rear garden, with a gate to the rear of the garden leading to an area of private off road parking for two cars, accessed via a lane to the rear of the property. The rear garden is easily maintained and offers a good degree of privacy.

To the first floor there are two further bedrooms and a delightful bathroom featuring an oversized bath. Stairs lead to the second floor, which is occupied by the master bedroom and includes built in wardrobes.

As well as being ideal for owner occupiers, the property would also make an ideal buy to let or holiday rental and further benefits from an eco heating system for reduced energy consumption.

A truly delightful home that awaits its new custodians.



### Entrance Hall

### Lounge

13'11 x 10'7 (4.24m x 3.23m)

### Dining Room

13'0 x 7'7 (3.96m x 2.31m)

### Kitchen

13'0 x 6'4 (3.96m x 1.93m)

### Bedroom Four / Study

10'0 x 8'7 (3.05m x 2.62m)

### Stairs to First Floor Landing

### Bedroom Two

11'0 x 10'8 (3.35m x 3.25m)

### Bedroom Three

10'9 x 8'4 (3.28m x 2.54m)

### Bathroom

### Stairs to Second Floor

### Master Bedroom

15'3 x 12'4 (4.65m x 3.76m)

### Outside

The property benefits from an attractive courtyard style rear garden, with a gate to the rear of the garden leading to an area of private off road parking for two cars, accessed via a lane to the rear of the property. The rear garden is easily maintained and offers a good degree of privacy.

### Tenure

Freehold

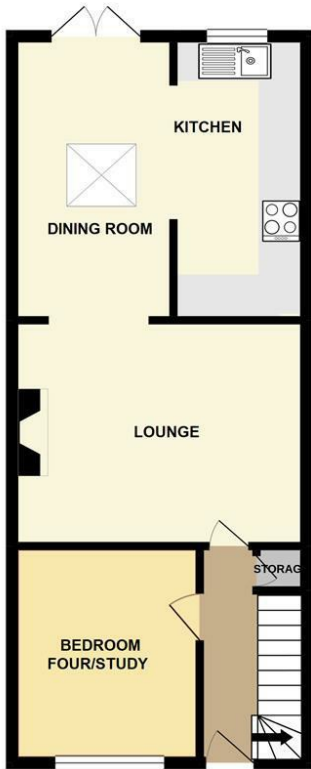
### Council Tax

Band B





GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.

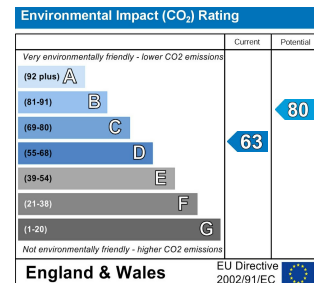
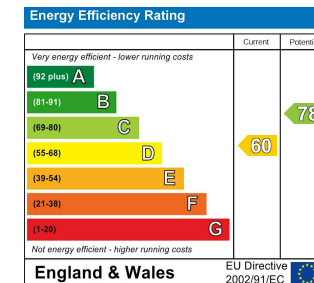


2ND FLOOR  
197 sq.ft. (18.3 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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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## Viewing

Please contact our office on 01202 117288 if you wish to arrange a viewing appointment or require any further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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