

Canford Cliffs Road, Canford Cliffs, BH13



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What it's got.

Walking into the property you are greeted by a large entrance hallway inviting you to see more of what this tastefully decorated home has to offer. Double opening glass doors to the living space allows the natural light flow through. The lounge area is a large open space with plenty of room for sofas and furniture with bi-folding doors offering a pleasant outlook over the garden. Further double open wooden casement doors effortlessly take you into the kitchen/diner where you will find a comprehensively fitted modern kitchen together with integrated appliances and a large breakfast bar island is perfect for social gatherings and entertaining. Side bi-folding doors lead to the raised sun terrace and in turn the garden and an apex roof with two feature picture windows complete this room.

From the kitchen area a door takes you to the utility area with plenty of storage and integral garage. There is also a separate cloakroom/WC on this level accessed from the hall.

Moving upstairs to the first floor you will find the impressive master suite with en-suite with bespoke fitted wardrobes, Juliet balcony and a contemporary en-suite shower room. Bedroom two also has its own en-suite and feature apex window with bespoke shutter and there are two further double bedrooms and a main family bathroom on this level.

A staircase takes you up to the top floor where you will find a large bedroom spanning the width and length of the property (an ideal teenager room or home office) with velux windows and slightly sloping ceilings.

The garden has been professionally landscaped designed with ease of maintenance in mind offering an array of mature plant, flower and shrub borders creating a perfect haven to relax in with a garden office benefitting from light, power, ethernet connection and a raised decked patio which lends itself to BBQ's and gatherings. The property has the benefit of the sun from midday right through to sunset.

To the front a block paved driveway provides off road parking for several cars/ vehicles, the front garden is framed with exotic palms and shrub borders.





What the owner says.

“We loved the contemporary design, the flow to the house and the fantastic social spaces. It’s got a lovely warm feel with wooden floors and floor to ceiling windows that let the natural light flood in. The evening sunsets are magical! The house is in a great location near the Chine, the beach, tennis club and the shops and restaurants of Penn Hill. We’re moving on as we are looking to downsize now our children are all grown up but we will definitely miss it.”

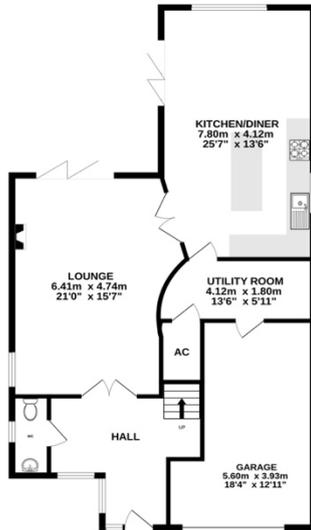


Where it is.

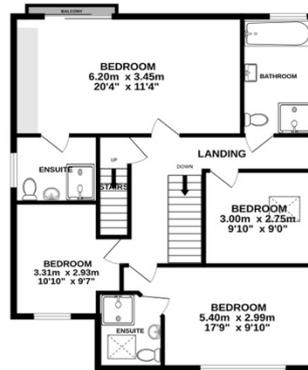
Situated in a prestigious location nestle in between Penn Hill & Canford Cliffs villages with their fashionable eateries, bars and amenities. From here you can walk to Branksome train station with direct routes to Waterloo, London. There is a pleasant walk from the house down to the beaches of both Branksome Chine & Canford Cliffs/Sandbanks. Both Poole & Bournemouth town centre are in easy reach.



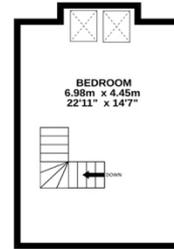
GROUND FLOOR
99.0 sq.m. (1065 sq.ft.) approx.



1ST FLOOR
79.9 sq.m. (860 sq.ft.) approx.



2ND FLOOR
29.9 sq.m. (322 sq.ft.) approx.



TOTAL FLOOR AREA : 208.8 sq.m. (2248 sq.ft.) 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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Technical bits.

- Approx 2248 Sq.Ft in accommodation
- Stylish & tastefully decorated throughout
- Five double bedrooms & three bathrooms
- Good sized landscaped garden
- Minutes walk to Penn Hill village and in turn the train station
- Energy Rating C
- Impressive living & kitchen space with bi-folding doors
- Integral garage, utility room & downstairs cloakroom
- Contemporary self-contained garden office with light & power

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