



## Spacious bungalow in a delightful coastal location

**Canford Cliffs, Poole, Dorset**

Freehold - £1,100,000





4 double bedrooms • 3 bathrooms (2 en-suite) • 2 reception rooms • Kitchen/breakfast room • Utility room • Double garage

#### Local information

Canford Cliffs shops 400m  
Canford Cliffs beach 500m  
Poole Harbour 600m  
Sandbanks 800m  
Bournemouth Centre 3.5 miles  
Poole Centre 3.5 miles  
Bournemouth Airport 11 miles  
London 110 miles (1 hour 50 minutes by train)

All times and distances are approximate

#### About this property

A rare opportunity to purchase a spacious bungalow in Canford Cliffs. The property is situated in a quiet road within easy reach of award winning beaches and local amenities.

A large hallway leads to the sitting room with a feature fireplace and a double aspect, a separate dining room has a door leading to the recently fitted fully equipped kitchen/breakfast room accessing through the utility room to a bedroom with an en-suite shower room.

The master bedroom has excellent fitted wardrobes and an en-suite wet room, two further double bedrooms and a family bath/shower room.

There is also an integral double garage with an electric door and an excellent amount of off road parking.

Outside the property benefits from a level plot with landscaped garden and summer house.

Some of the features include:

- 'Kitchen Elegance' fitted kitchen
- Gas fired central heating
- Double glazed windows
- External security lighting

#### Tenure

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EPC rating = E

#### Viewing

Strictly by appointment with Savills







Approximate Floor Area = 172.8 sq m / 1860 sq ft  
Garage = 29.8 sq m / 321 sq ft  
Total = 202.6 sq m / 2181 sq ft



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