



## Modern detached bungalow in Canford Cliffs

**Canford Cliffs, Poole BH13**

Freehold - Guide Price £1,200,000





Entrance vestibule, reception hall and cloakroom •  
 Sitting room • Kitchen/dining room • Utility room •  
 Study • 3 bedrooms • 2 bath/shower rooms (1 en suite)  
 • Integral garage and a detached double garage.

#### Local information

A rare opportunity to purchase a spacious detached bungalow within the prime residential area of Canford Cliffs. The property is situated in a quiet and sought after road close to award winning sandy beaches and the amenities of Canford Cliffs Village.

This coastal residential suburb is located midway between the towns of Poole and Bournemouth. The area is well known for its natural beauty and micro climate with a reputation for having mild winters and more sunshine than most other parts of the country. Poole Harbour is the second largest natural harbour in the world, whilst Sandbanks has award-winning Blue Flag beaches, and Bournemouth has just over 11km of golden beaches. Located in Dorset, these stars in the county provide an eclectic mix of town, country and coastal living.

Canford Cliffs shops 600 metres  
 Canford Cliffs beach 600 metres  
 Poole Harbour 0.5 mile  
 Sandbanks 0.75 mile  
 Poole centre 3 miles  
 Bournemouth centre 3.25 miles  
 Bournemouth Airport 12 miles  
 London 110 miles (2 hours by train)

All times and distances are approximate

#### About this property

The bungalow has a sweeping in and out driveway and has been modernised throughout in recent years, with some views towards Parkstone Golf Course. There is a front door to the entrance vestibule with a further door into the main hall with modern strip wood flooring and a cloakroom off.

From the hallway doors lead to a south facing sitting room, modern kitchen/dining room with doors to a raised sun terrace. From the kitchen there are doors to a separate utility room and a study which in turn leads to an integral garage.

The main bedroom has a modern en suite shower room and the second bedroom has fitted wardrobes. There is a third double bedroom and a family bathroom.

To the front of the bungalow there is a small garden area with mature shrubs and plenty of room for off road parking. The driveway leads down past the bungalow to a detached double garage located at the rear. The private rear garden has a level lawn bounded by mature shrubs and hedges.

#### Tenure

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 £1,200,000

EPC rating = C

#### Viewing

Strictly by appointment with Savills







Approximate Area = 185.7 sq m / 1999 sq ft (Including Garage)  
Including Limited Use Area (2.5 sq m / 27 sq ft)  
Outbuilding = 27.4 sq m / 295 sq ft  
Total = 213.1 sq m / 2294 sq ft  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	80
England, Scotland & Wales		
EU Directive 2002/91/EC		

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