



42 Verity Crescent, Canford Heath, Poole BH17 8TY

Located within the ever popular area of Canford Heath lies this 3/4 bedroom generous size semi-detached family home. This wonderful property is presented in excellent condition throughout and benefits from a southerly aspect garden. Local amenities, schools, park and bus services are all close to hand with the centre of town a short drive away.

EPC: 71 Council Tax Band: C Guide Price: £375,000/£385,000 Freehold  **3/4**  **1**  **2/1**





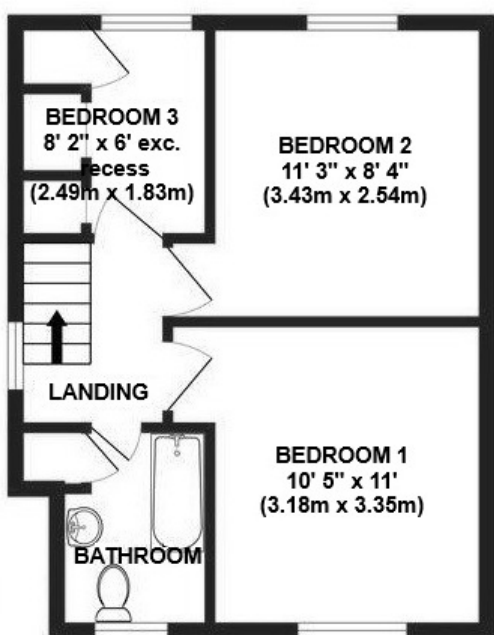
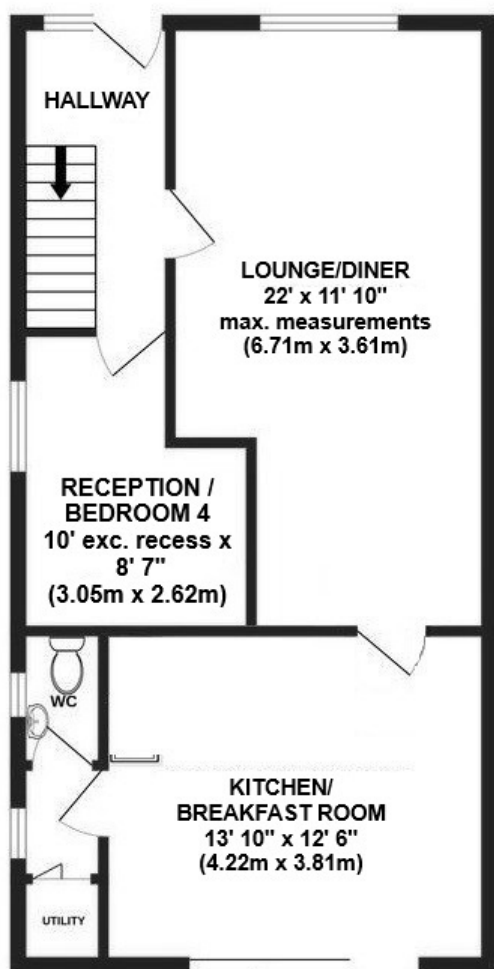
Key Features

- GENEROUS SIZE SEMI-DETACHED FAMILY HOME
- WELCOMING ENTRANCE HALLWAY WITH STORAGE
- 22ft APPROX. LOUNGE/DINING ROOM WITH LARGE WINDOW
- GOOD SIZE KITCHEN/BREAKFAST ROOM
- UTILITY AREA & CLOAKROOM
- GROUND FLOOR BEDROOM/PLAY ROOM/OFFICE
- THREE FIRST FLOOR BEDROOMS
- STYLISH MODERN FAMILY BATHROOM
- DRIVEWAY, GARAGE & GOOD SIZE SOUTHERLY ASPECT REAR GARDEN
- GARDEN HOME OFFICE AVAILABLE BY SEPARATE NEGOTIATION

The Property

Upon entering you are greeted by a good size, welcoming entrance hallway with oak stairs leading to the first floor and under stairs storage cupboard. Doors then lead off to the fourth bedroom/additional reception room and also into the lounge/dining room. This is a great size and has a large UPVC window overlooking the front garden and leads through to the kitchen/breakfast room. The kitchen/breakfast room enjoys a sunny southerly aspect with ample white gloss fronted soft closing units and drawers, centre island (could be removed if required), space for American style fridge/freezer and UPVC glass sliding patio doors lead out onto the rear garden. A door leads through to the utility cupboard with space for washing machine, and the cloakroom. The additional reception room/bedroom four has multiple uses to include bedroom, home office or playroom. Stairs lead to the first floor landing comprising three bedrooms to include a

good size master to the rear overlooking the garden with ample space for furniture. Bedroom two is also a generous size to the front and again has ample space for furniture. Bedroom three has a fitted wardrobe and recess shelving with plenty of space for a single bed. A stylish modern fitted bathroom comprising a white three piece suite, cupboard housing the Worcester boiler, mains operated shower completes the accommodation. Outside to the front there is a driveway providing ample off road parking leading up to the garage and side gate that leads into the rear garden. The rear garden is a particular feature and enjoys a sunny southerly aspect and offers a certain degree of privacy and seclusion. There is a large patio and a return side door leads into the garage. Railway sleepers then divide the garden which is laid to lawn and has a selection of mature trees, plants and shrubbery throughout enclosed with fencing.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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