

10 Winterhayes Close
Canford Heath
Poole BH17 9HP

Price **£399,950** Freehold



A WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME SET IN A CUL-DE-SAC IN THE POPULAR PINE RIDGE AREA, ADJOINING OPEN HEATHLAND AND BENEFITTING BRAND NEW UPVC DOUBLE GLAZING THROUGHOUT.



Ground Floor

Approx. 90.6 sq. metres (976.7 sq. feet)



First Floor

Approx. 65.2 sq. metres (701.8 sq. feet)



Total area: approx. 153.9 sq. metres (1666.3 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for error. Consideration of measurements. 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.
Plan produced using Planity.

ENTRANCE HALLWAY

DOWNSTAIRS CLOAKROOM

LOUNGE 15' 7" EXTENDING TO 18' 3" INTO BAY X 12' 2"

DINING ROOM 11' 6" X 9' 9"

KITCHEN/BREAKFAST ROOM 14' 1" X 9' 8"

UTILITY ROOM 9' 2" X 7' 7"

MASTER BEDROOM 13' 4" X 8' 4" TO WARDROBE FRONTS

EN SUITE SHOWER ROOM

GUEST BEDROOM 11' X 10' 2"

BEDROOM THREE 9' 9" X 7' 5"

BEDROOM FOUR (L – SHAPED) 10' MAX X 9' 9" MAX

FAMILY BATHROOM 6' 3" X 6' 4"

GAS FIRED CENTRAL HEATING WITH RECENTLY INSTALLED GAS BOILER

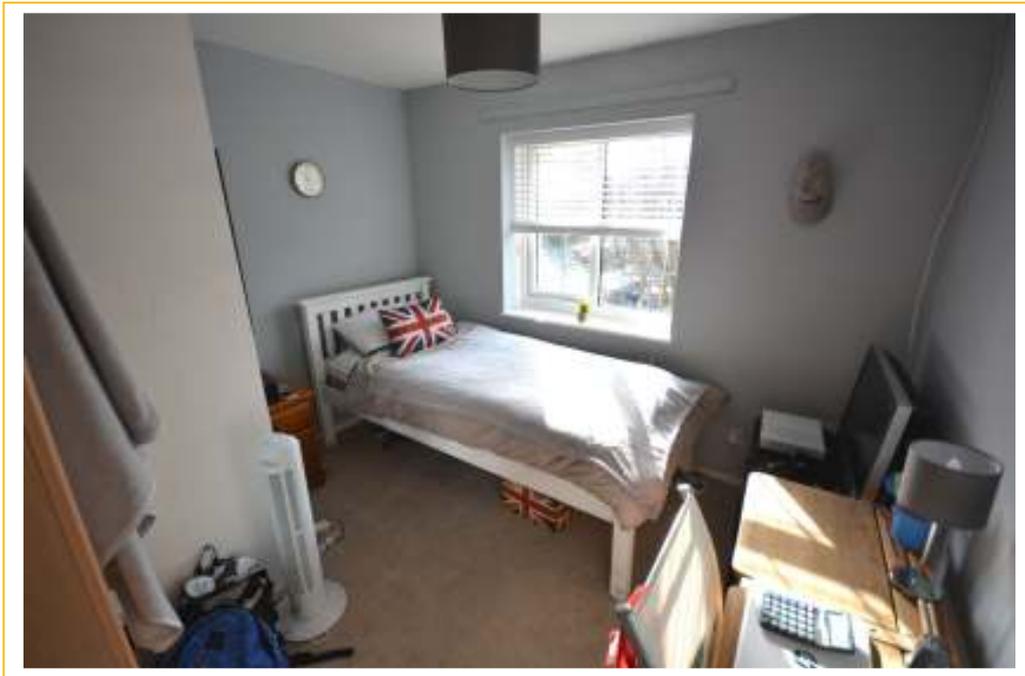
**BRAND NEW UPVC DOUBLE GLAZED WINDOWS & DOORS THROUGHOUT
(INSTALLED FEBRUARY 2019)**

FRONT & REAR GARDENS

INTEGRATED SINGLE GARAGE 18' 1" X 9' 3" & DRIVEWAY PARKING







ABOUT THIS PROPERTY

Open storm porch with light and feature UPVC frosted UPVC double glazed front door leads into the spacious entrance hallway which has understairs storage cupboard. The downstairs cloakroom has frosted window to front aspect, low level WC, wash hand basin with mixer tap and vanity unit beneath, fitted mirror with LED lights and chrome radiator. The recently refurbished lounge has a large bay window to front aspect with a pleasant woodland backdrop outlook, recently installed feature woodburning stove and TV point. Archway leads through to the dining room which has sliding patio door to the rear garden and pleasant outlook over rear garden and fish pond. The kitchen/breakfast room has a large window overlooking the rear garden, a range of wall and floor mounted units with return rolled top worksurfaces, tiled splashbacks, three glazed display cupboards, stainless steel sink unit and drainer with mixer tap, integrated appliances to include four ring ceramic hob with extractor fan over, 'Neff' eye level double oven and grill, dishwasher and small fridge. Door leads to utility room which has window to rear aspect and door to rear garden, range of wall and floor mounted units, recently installed concealed gas boiler serving hot water and gas fired central heating, wall mounted space and plumbing for washing machine, space for additional under counter fridge or freezer, stainless steel sink unit and drainer with mixer tap, tiled splashbacks, access to small loft area via a hatch and door to integral garage.

Stairs lead from the hallway to the first floor landing which has access to loft space via a hatch. The master bedroom has window to front aspect, built in wardrobes and shelving with sliding mirrored fronts and door to en suite shower room which has frosted window to side aspect, wash hand basin with vanity unit and drawers beneath, low level WC with concealed cistern, fully tiled walls and floor, shower cubicle with shower, wall mounted chrome heated towel and feature LED mirror. Bedrooms two and three are to the rear of the property overlooking the rear garden and wooded outlook. Bedroom four is to the front. The family bathroom comprises window to side aspect, a white suite with panel enclosed bath and overhead electric shower plus shower screen, low level WC, pedestal wash hand basin with mixer tap and feature LED mirror, wall mounted chrome heated towel rail, fully tiled walls and floor and inset ceiling spotlights. Outside, the front of the property is mainly laid to lawn being open plan with driveway parking for 2/3 vehicles. The rear garden is mainly laid to lawn with shrub and herbaceous borders and large feature fish pond. There is side access via a timber gate which leads through to the front. The integral garage has power, light and up and over door.



