

**42 Clayford Close, West Canford Heath,  
Poole, BH17 9BS**

**£479,999  
Freehold**

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**An extremely well presented four bedroom family home which has been lovingly refurbished and decorated to a high standard, in particular to include the solid oaks doors throughout and a luxury fitted kitchen with quartz work surfaces and all integrated AEG appliances. The garden is of a good size and there is off road parking for four vehicles to the front with an integrated garage. Viewing is a must in order to truly appreciate the quality of this home.**

**PART UPVC AND PART OPAQUE GLAZED FRONT DOOR** Leads through to:

**ENTRANCE HALL** 13' 11" x 3' 03" widening to 6' 08" max. (4.24m x 0.99m) Solid oak 'Todd' doors lead to the downstairs WC, lounge and glazed panelled oak door to the kitchen plus a further door leads to the integral garage. The fully tiled floor continues through to the kitchen and downstairs WC. Coved ceiling, painted dado rail and radiator.

**CLOAKROOM** 5' 01" x 3' 01" (1.55m x 0.94m) White suite to comprise low flush WC and ceramic corner wash basin with mixer tap over and cupboard below, chrome heated towel radiator, coved ceiling. UPVC double glazed front elevation.

**LOUNGE** 14' 2" x 13' (4.32m x 3.96m) UPVC double glazed window to front elevation, solid wood fireplace surround with solid marble hearth and inset gas coal effect fire, (this could be converted to an open fireplace/wood burner if preferred), contemporary gas radiator, coved ceiling, solid oak and panelled glazed 'Todd' double opening doors to:

**DINING ROOM** 11' 03" x 8' 10" (3.43m x 2.69m) Contemporary tall standing gas radiator, coved ceiling. Large opening into:

**CONSERVATORY** 11' 06" x 9' 04" (3.51m x 2.84m) Fully glazed UPVC conservatory with PVC roof and tiled flooring with double doors opening onto the rear garden, fully tiled flooring and gas radiator.

**KITCHEN** 18' 3" x 8' 05" to 11' 03" max. (5.56m x 2.57m) A luxurious, extensive range of newly fitted high gloss units to both base and eye level including large pan drawers to either end of the kitchen. All integrated AEG appliances (fitted in 2019) to include an eye level pyrotechnic electric fan oven and an eye level multi-functioning oven/microwave, five ring induction ceramic hob and concealed extractor hood, fitted plate warmer, full height fridge and separate full height freezer, dishwasher and washing machine, integrated double waste disposal bins, solid quartz work surfaces and up stands extending to window ledge and a full wall splash back above hob. Sink inset to the quartz worksurface with a "Quooker" instant boiling water, hot and cold mixer tap with double filter and fitted mains water softener. Smooth ceiling with coving and inset spotlights, USB sockets, UPVC double glazed window and separate UPVC double glazed double doors opening onto the rear garden. Fully tiled floor extending from the hallway, half door housing under stairs storage.

**FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO:**

**FIRST FLOOR LANDING** Spacious landing with solid oak Todd doors to all bedrooms and family bathroom. Opaque UPVC double glazed window to side elevation, coved ceiling.

**BEDROOM 1** 12' x 9' 05" excluding built in wardrobes (3.66m x 2.87m) UPVC double glazed window to front elevation, contemporary radiator, USB sockets, coved ceiling, built-in sliding doors to wardrobe with hanging rails and some shelving.

**BEDROOM 2** 10' 7" x 9' 01" (3.23m x 2.77m) UPVC double glazed window to front elevation, radiator, coved ceiling.

**BEDROOM 3** 11' 08" x 6' 10" (3.56m x 2.08m) UPVC double glazed window to rear elevation, radiator, coved ceiling.



**BEDROOM 4** 8' 11" x 8' (2.72m x 2.44m) UPVC double glazed window to rear elevation, radiator coved ceiling.

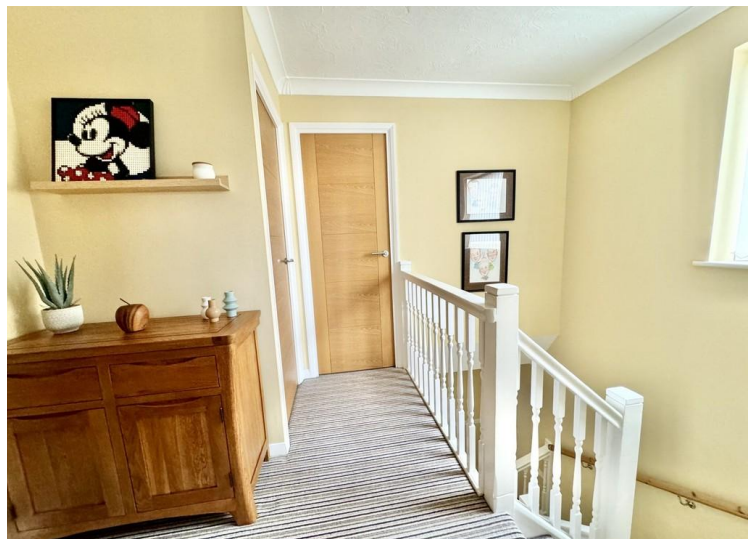
**BATHROOM** 8' 10" x 4' 07" (2.69m x 1.4m) Modern, contemporary style, bathroom suite comprising panelled bath with wall mounted shower attachment and glazed shower screen, low flush WC ceramic sink unit with mixer tap and cupboards below. Fully tiled floor and walls, chrome heated towel radiator, inset spotlights to ceiling.

**OUTSIDE - FRONT** Large block paved driveway providing off-road parking for four vehicles leading to the INTEGRAL GARAGE which measures 18' 08" x 9' and has a pitched roof with storage above and small work surface area with tumble dryer below to the rear. Wall mounted Glow Worm gas fired central heating boiler (serviced 01/03/2024), power and light and an up and over garage door. The front garden has a small raised border with some shrubs.

**OUTSIDE - REAR** A good size rear garden fully enclosed by panelled fencing with a large patio area and a small brick wall with a few steps up to a lawn area with mature shrubed borders.

**COUNCIL TAX BAND 'D'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**Consumer Protection from Unfair Trading Regulations 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. **Ref: 15462**

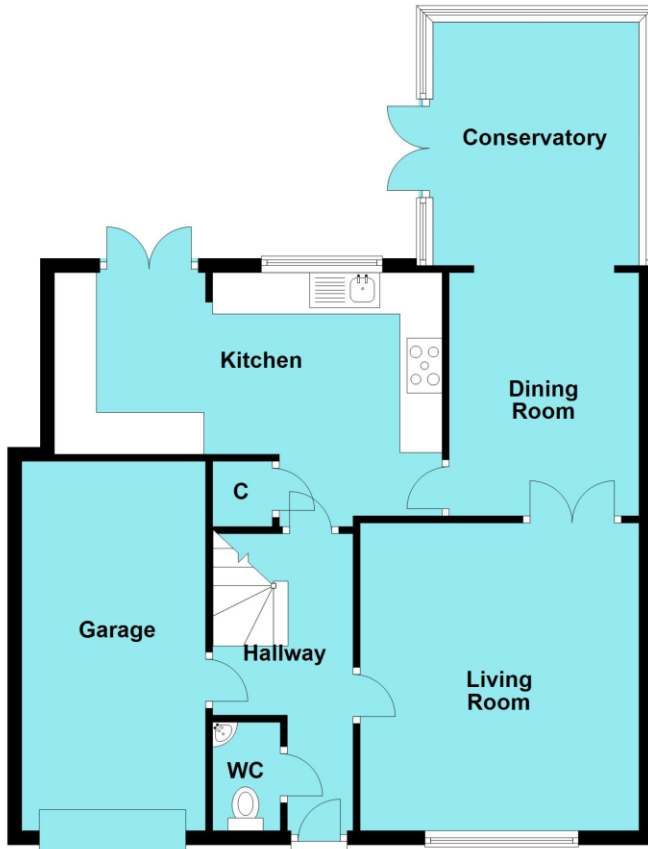


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



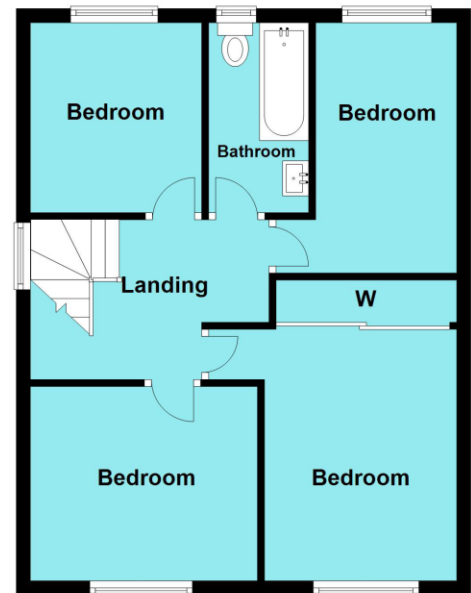
**Ground Floor**

Approx. 79.1 sq. metres (851.8 sq. feet)



**First Floor**

Approx. 48.3 sq. metres (519.8 sq. feet)



Total area: approx. 127.4 sq. metres (1371.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. 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 PlanUp.

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