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TOTMEL ROAD

POOLE, BH17 8BX

FINE & COUNTRY  
Homes from Edwards



# GUIDE PRICE £340,000

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Situated on a quiet road in a desirable area is this well presented four-bedroom family home. With a large front garden and off-road parking, takes you to a welcoming entrance porch that opens into the spacious living room which has new flooring throughout. Downstairs WC is just off the lounge and has recently had new flooring.

From the living room is the open plan kitchen / dining room, it has cream base and wall units with ample worktop space. There is an internal window between the kitchen and conservatory, the conservatory is a good size and it allows copious amounts of natural light through the windows and French doors that give access to the garden.

Upstairs are the four bedrooms, the family bathroom, as well as storage space in the hallway. Three of the bedrooms look over the front of the property with the other overlooking the rear. Two bedrooms are doubles, whilst the other two are good sized single rooms. All the upstairs has new carpets throughout.

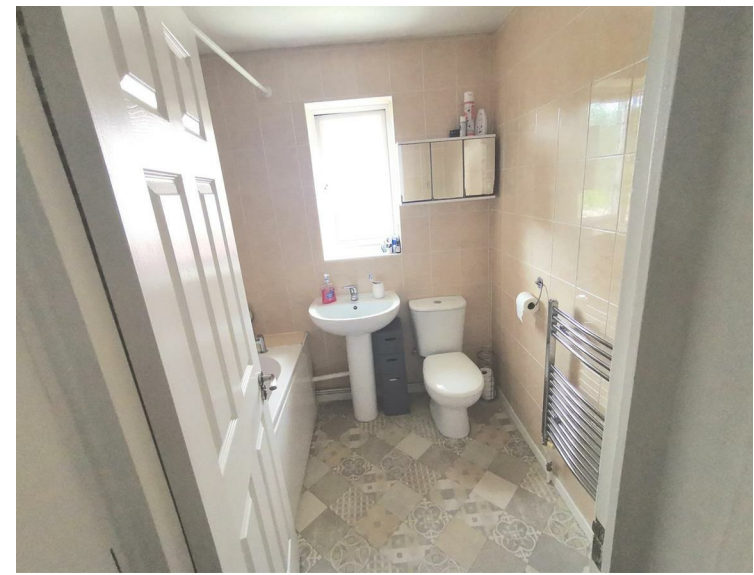
The large loft space which is accessed through a loft hatch in the hallway is all fully boarded.

Outside, the private rear garden is mainly laid with artificial grass and also has a stoned sitting area that is perfect for hosting summer BBQs with friends and family. Also benefits from outside Hot and Cold tap.

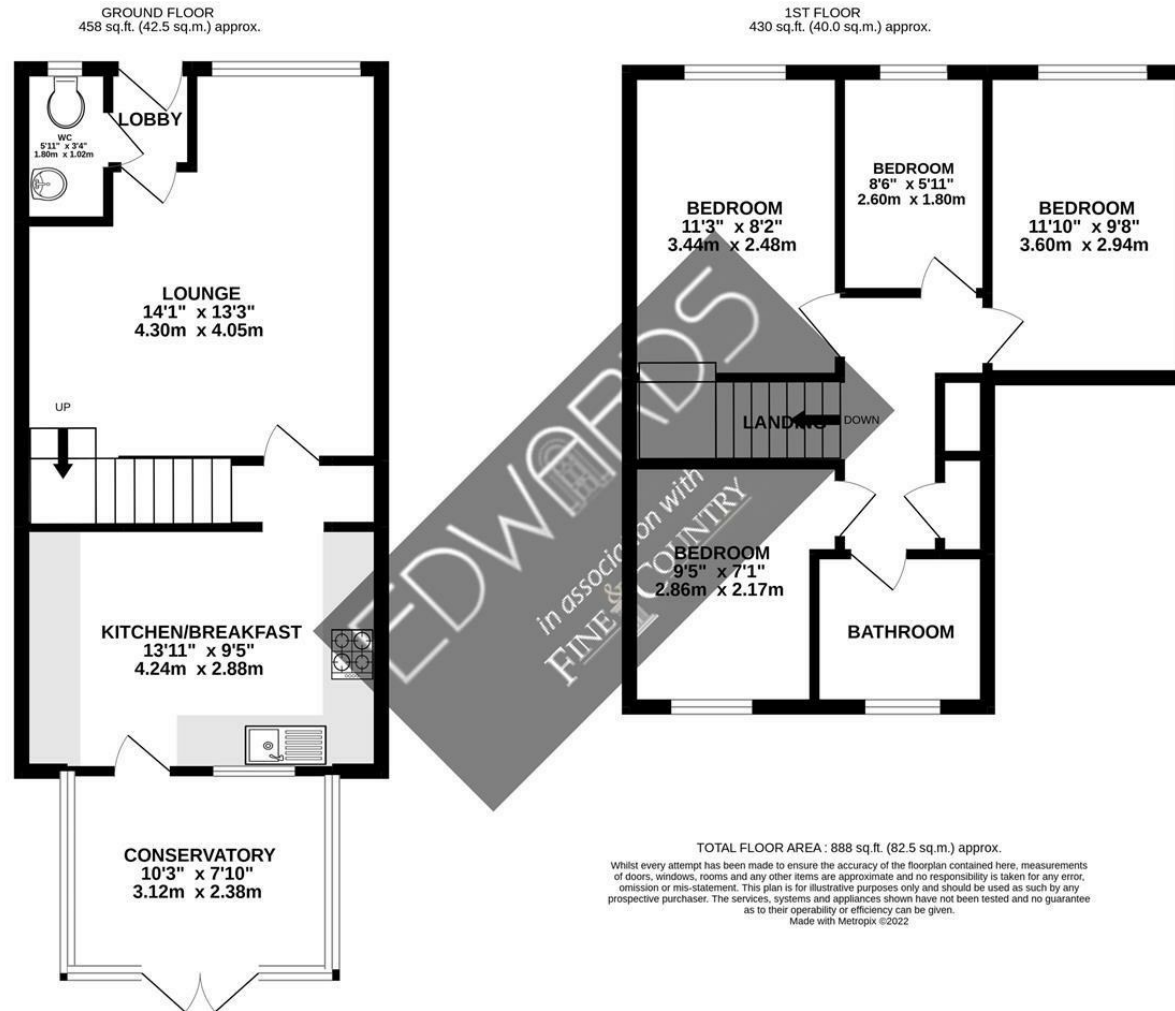
Situated in the popular Canford Heath area, local shops, restaurants and bars are all within walking distance, as well as the popular Tower Park, a popular leisure destination. Tower Park holds a waterpark, bowling alley, cinema, as well as a variety of restaurants, perfect for a fun day out. Poole Train Station is only 3.5 miles away, placing the rest of the UK at your fingertips.











These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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