



2a

Nairn Road, Canford Cliffs, Poole, BH13 7NG

£1,400,000



EST. 1977

KEYDRUMMOND

ESTATE AGENTS



2a

Nairn Road, Canford Cliffs, Poole, BH13 7NG

**\*\*A RARE OPPORTUNITY\*\*** To acquire a fantastic BUNGALOW on a LEVEL WALK TO CANFORD CLIFFS village. Located in a quiet premier road and only & 300M FROM FLAGHEAD CHINE. Includes FOUR BEDROOMS, THREE BATHROOMS and OPEN PLAN LIVING.

NO FORWARD CHAIN

- CANFORD CLIFFS VILLAGE
- IMMACULATELY PRESENTED
- FOUR DOUBLE BEDROOMS
- WALKING DISTANCE TO BEACH & HARBOUR
- OPEN PLAN LIVING
- QUIET TREE-LINED ROAD
- GARAGE AND OFF-ROAD PARKING
- THREE BATHROOMS
- OVER 2,000 SQFT
- NO FORWARD CHAIN

Local Authority Poole, Tax Band G, Tenure: Freehold



## Property Comprises

This is a fantastic opportunity to acquire a rare to the market bungalow in Canford Cliffs Village.

2a Nairn Road occupies a prominent position within the Road, close to both the village of Canford Cliffs and the shores of the world famous Poole Harbour and would make an ideal main or second home.

This property has been extensively refurbished to the highest of standards by its current owner. Internally this home offers modern accommodation, it is bright and spacious throughout to include a large open plan living room comprising lounge area, dining and an impressive fully fitted kitchen breakfast room and separate utility room. A generous entrance hall with hallway leads to four double bedrooms and three bathrooms.

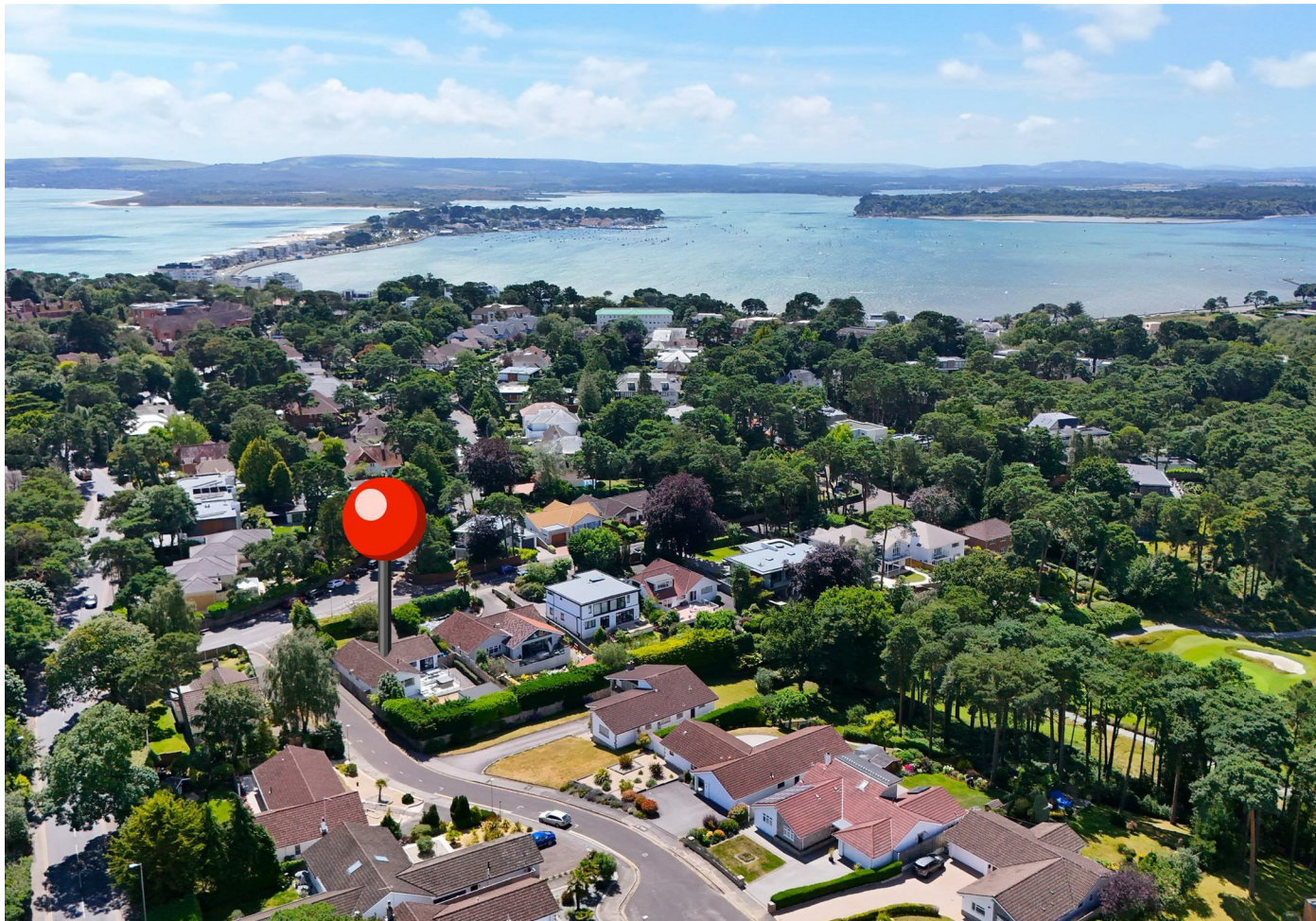
To the front of the bungalow there is a small garden area with mature shrubs, the driveway offers plenty of room for off road parking and leads on to a large detached garage at the rear left of the property. The private rear garden is a particular feature, with its impressive entertaining area complete with hot tub and level lawn beyond bounded by mature shrubs and hedges that offers a good deal of seclusion.

Nairn Road itself is extremely popular as it is remarkably quiet given its proximity to local amenities and benefits from having some of the areas finest properties. Although this home presents beautifully and is in move in condition there is still further scope to extend and re-model subject to the appropriate planning permission.

## LOCATION







## Canford Cliffs

Canford Cliffs is a coastal residential suburb, located midway between the coastal 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.

The towns of Poole and Bournemouth are conveniently located for the perfect lifestyle where there is an abundance of shops, restaurants, cafes and bars together with excellent facilities for bathing, windsurfing, jet skiing, golfing and access to the flagship dealership for Sunseeker luxury yachts. You can also catch the daily ferry to Brownsea Island and Swanage which is a gateway town for exploring the Jurassic Coast, a 155km World Heritage Site.

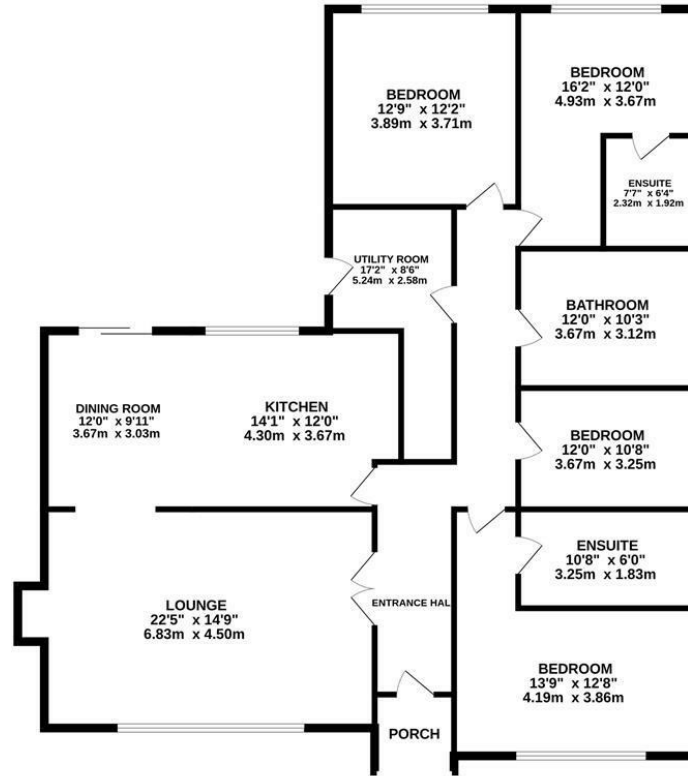
Local mainline stations connect to London Waterloo in approximately 2 hours. The M27 and M3 provide links to major towns and cities, such as Southampton, Winchester and London. For international connections, Bournemouth Airport is 12 miles away.

Along the picturesque shoreline of nearby Poole Harbour are a large number of marinas with sailing and wind/kite surfing facilities.

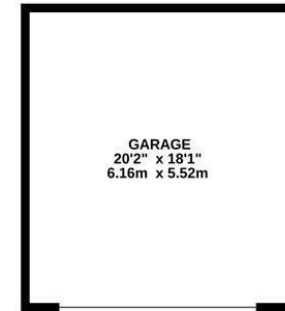
The port of Poole provides links across the channel to Cherbourg, St Malo and the Channel Islands



GROUND FLOOR  
1658 sq.ft. (154.0 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 1658sq.ft. (154.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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