

**Dolphins**  
2 Canford Crescent  
Canford Cliffs, Poole, Dorset  
BH13 7NB



# Dolphins, 2 Canford Crescent

Canford Cliffs

Poole, Dorset BH13 7NB

*Price Guide £1,595,000*

Dolphins is an attractive and much loved detached family home situated in a sought after road close to Canford Cliffs

Village with the area's glorious safe and sandy beaches near by. Day to day local amenities, including gastro pubs, hairdressers and post office, are within easy walking distance.



## *Summary of Accommodation*

4 double bedrooms

Modern fitted kitchen • Utility room

Conservatory • Lounge • Dining Room

Study • Family bathroom

Main bedroom with dressing area & en-suite

Beautiful front & rear gardens

Integral double garage

Brick blocked paviour driveway

Approx 650 metres from beach





Dolphins is arranged over two floors with a large reception hall with feature height glazing that floods the entrance and first floor landing. The principal rooms on the ground floor benefit from direct access out to the rear garden. A bright and spacious lounge with fire place and conservatory to the rear, provides an attractive outlook over the garden.

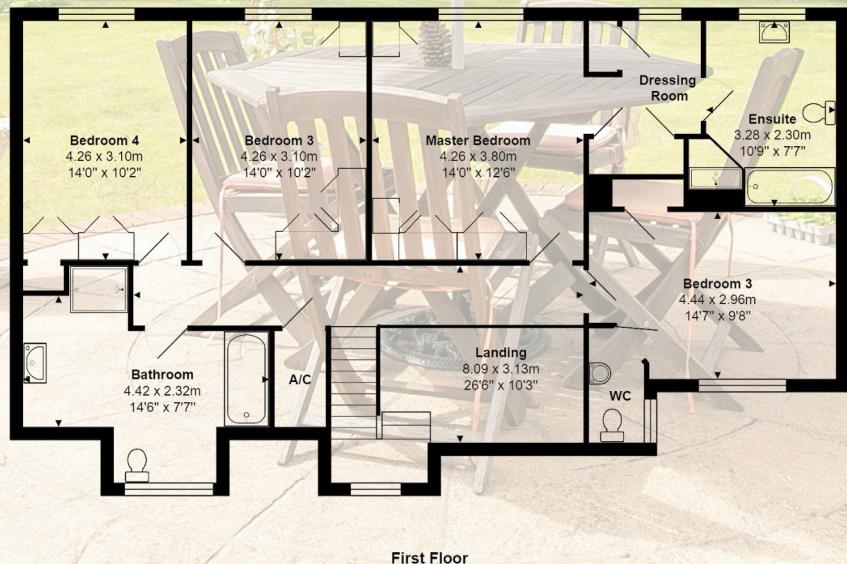
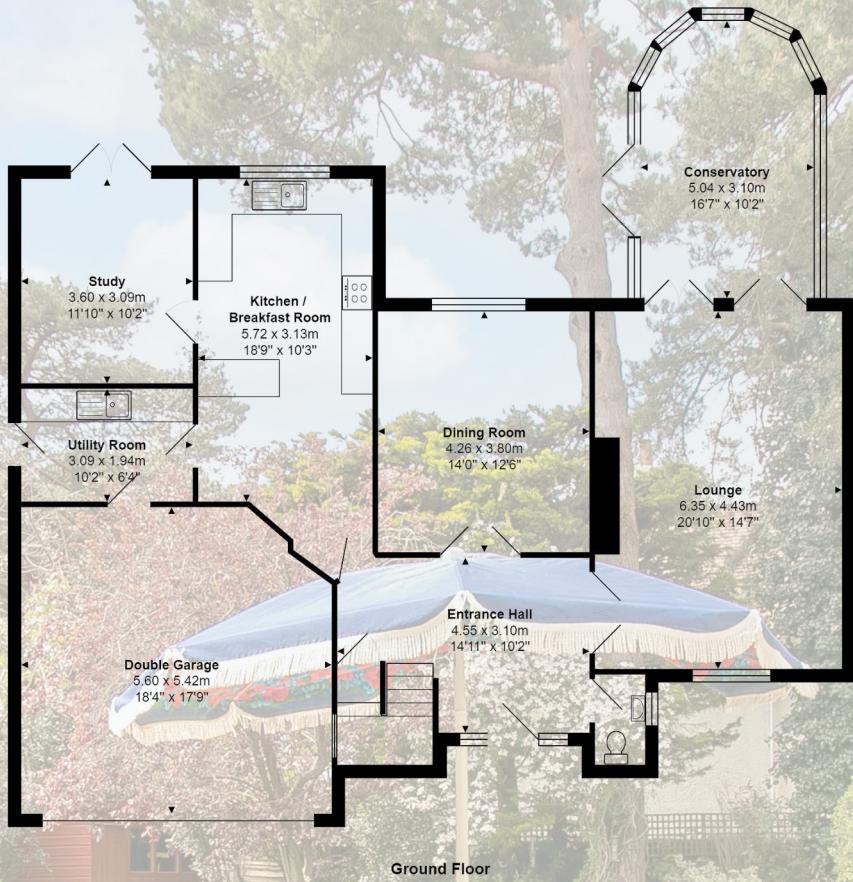
The kitchen is modern with a range of fitted units and integral appliances with a breakfast/dining bar. Off the kitchen is a snug/office which would also serve as a play/games room. Also on the ground floor is the dining room and cloakroom. Access to the integral garage is via the separate utility room or a side door.

On the first floor is a spacious main bedroom suite with fitted wardrobes, dressing area and en-suite bath & shower room. There are three further double bedrooms, one of which has its own wc and wash hand basin, the other bedrooms being served by a large family bathroom with bath and shower.

Externally, there are landscaped borders both to the front and rear with an array of hedging and pretty planting. The driveway to the front provides parking for numerous vehicles. The rear garden boasts a summer house and shed and is mainly laid to lawn with a large paved area for al fresco dining and entertaining.

Canford Cliffs is an affluent coastal area located midway between Bournemouth and Poole, both of which offer a wealth of shopping, recreation and entertainment facilities.





Total Area: 252.3 m<sup>2</sup> ... 2716 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Lloyds Property Group

### PROPERTY NAME

Dolphins, 2 Canford Crescent

### LOCATION

Poole BH13 7NB

### APPROXIMATE MEASUREMENTS

Total Area 252.3 sq m / 2716 sq ft

### COUNCIL TAX

Band G BCP (Poole)

### VIEWING ARRANGEMENTS

Telephone: +44 (0)1202 708044

Email: [enquiries@lloydspropertygroup.com](mailto:enquiries@lloydspropertygroup.com)

Ref: 3543 - JA

EPC Rating: C