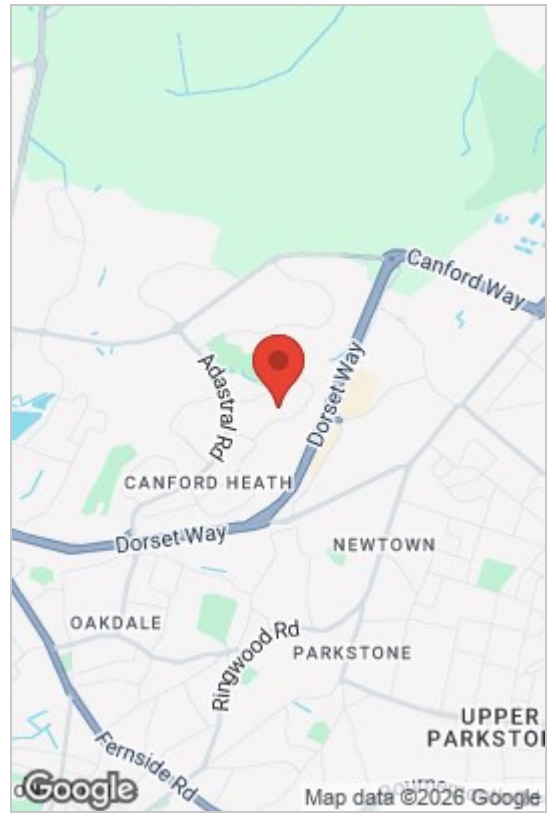
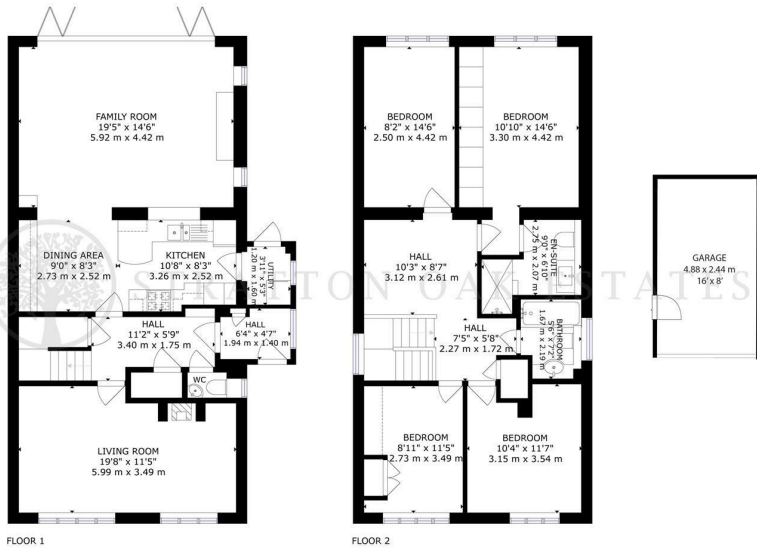




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198 Verity Crescent, Poole, BH17 8TL

Offers Over £450,000



GROSS INTERNAL AREA  
 FLOOR 1: 874 sq.ft, 81 m<sup>2</sup>, FLOOR 2: 824 sq.ft, 77 m<sup>2</sup>  
 TOTAL: 1698 sq.ft, 158 m<sup>2</sup>  
 EXC: GARAGE

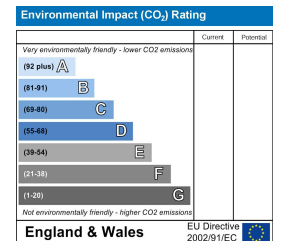
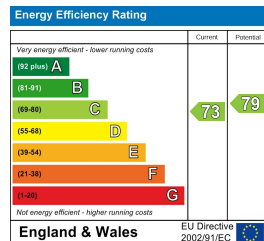


SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

- Beautifully presented four double bedroom detached family home
- Spacious modern kitchen with integrated appliances and utility room
- Front living room featuring oak flooring and a charming log burner
- Private rear garden with a southerly aspect, decking and lawned area
- Quiet cul-de-sac location close to local amenities and popular schools
- Stunning family room with bi-fold doors opening onto the rear garden
- Principal bedroom with fitted full width wardrobes and en-suite shower room
- Large driveway providing ample off road parking plus garage with power and lighting



A beautifully presented four double bedroom detached home situated in a quiet cul-de-sac in the sought after Canford Heath area, close to local amenities and well regarded schools. The property offers spacious and versatile accommodation including a modern open plan kitchen breakfast room, impressive family room with bi-fold doors and a separate utility room. Further benefits include a feature log burner, en-suite to the principal bedroom, garage with power and lighting, and ample off road parking. Outside, the property enjoys a private rear garden with a southerly aspect, two tier decking and lawned area, making it ideal for families and entertaining alike.



Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.