



14 Kelly Close, Canford Heath, Poole, BH17 8QP



A spacious and bright 3 bedroom semi-detached house is situated in a quiet cul-de-sac in Canford Heath with a generous rear garden and garage.

- Semi-detached house
- Corner position in a quiet cul-de-sac
- Tremendous potential for extension (STPP)
- Kitchen with built-in gas hob and double oven
- Generous sitting/dining room
- 3 bedrooms
- Family bathroom with three-piece suite
- Large rear garden
- Garage in block
- Gas central heating
- In need of modernisation
- No onward chain

## ASKING PRICE:

£320,000 (Freehold)

## EPC RATING:

Band - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





## PROPERTY DESCRIPTION

Situated in a peaceful cul-de-sac in the ever-popular area of Canford Heath, this bright and spacious semi-detached home offers an exciting opportunity for buyers looking to modernise and create a property tailored to their own taste, with plenty of space to extend, or even plot potential for an additional dwelling (SSTP). Tucked neatly into the corner of the close and overlooking a communal green space, the home enjoys a pleasant and private position.

A path leads through the front garden, up a few steps to the entrance, where you are welcomed by a light and airy hallway with stairs to the first floor and a useful built-in under-stairs cupboard providing practical storage.

The ground floor accommodation includes a generous sitting/dining room, enhanced by a floor-to-ceiling window to the front aspect, allowing natural light to flood the space and creating a bright, inviting atmosphere. The kitchen is fitted with a built-in gas hob with extractor hood over and a double oven, with a door providing direct access to the rear garden.

Upstairs, the property offers three bedrooms comprising two well-proportioned double bedrooms and a third single bedroom with fitted wardrobes, perfect as a child's room, home office or nursery. The family bathroom is fitted with a three-piece suite and benefits from a built-in storage cupboard.

Externally, the property boasts a generous rear garden, mainly laid to lawn and complemented by a fantastic patio area — perfect for summer dining and relaxation. There is also a greenhouse and shed, providing excellent additional storage or gardening space. A side gate allows convenient access from the garden to the front of the property. There is a single garage located in a nearby block.

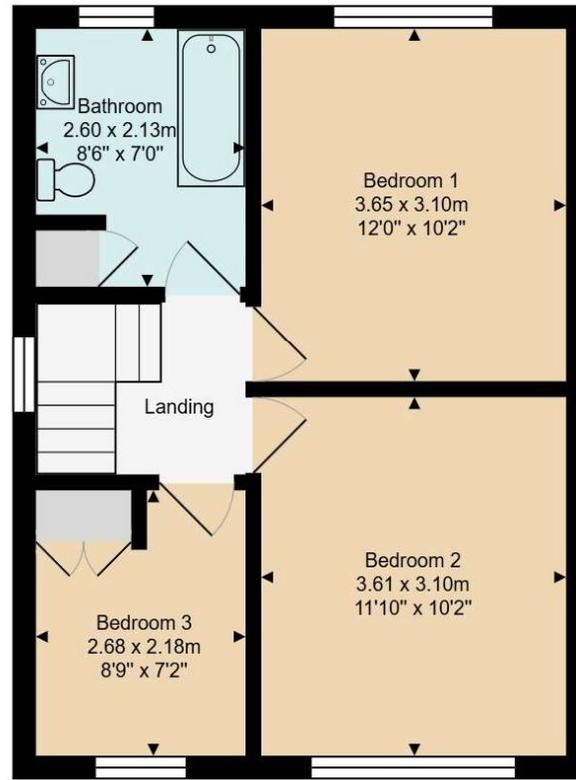
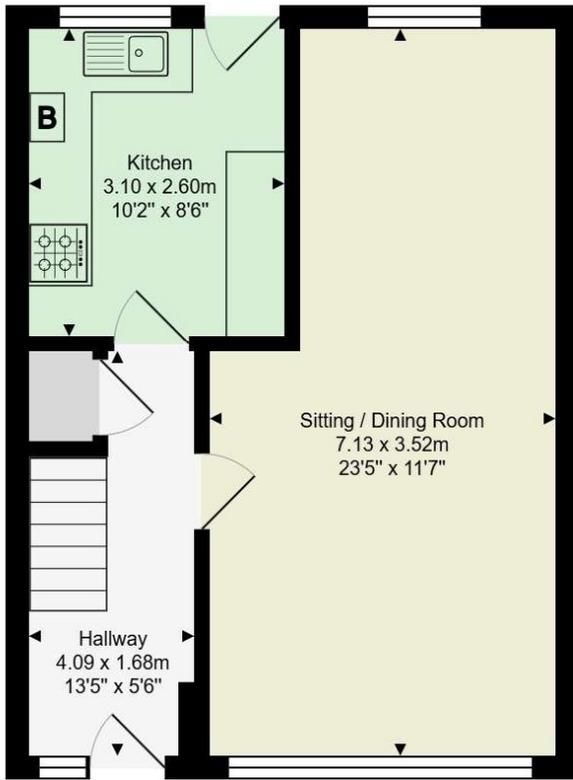
## LOCATION

Canford Heath is renowned for its strong community feel and excellent local amenities. The property is within easy reach of local shops, supermarkets, schools and regular bus routes. Nature lovers will particularly appreciate the proximity to the beautiful heathland, offering expansive open spaces, scenic walking trails and an abundance of wildlife right on the doorstep. The area combines the convenience of everyday amenities with access to peaceful natural surroundings, making it a highly desirable location for families and professionals alike.

This property presents a fantastic opportunity to acquire a well-positioned home with great potential in a sought-after residential area.

## ADDITIONAL INFORMATION

Council tax – C

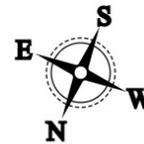


**Ground Floor**  
 Area: Approx 39.3 m<sup>2</sup> ... 423 ft<sup>2</sup>

**First Floor**  
 Area: approx 39.6 m<sup>2</sup> ... 426 ft<sup>2</sup>

Total Area: approx 79.0 m<sup>2</sup> ... 850 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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