



**Links Road,
Canford Cliffs, BH14**

B E R K E L E Y S

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An attractive detached home built in 1999; nestled off the tree lined road and on a secluded southerly aspect plot.

£1,050,000 Freehold

Links Road is located in the highly sought after location of Canford Cliffs Village, close to local beaches. The village is within walking distance, further shopping needs can be found nearby with Westbourne and its Victorian Arcade a short drive away.

Poole Harbour offering a broad range of water sports and marinas and Parkstone Championship Golf Course are both within very easy access. The location is further enhanced by excellent road and rail communications.



This well planned property offer bright and spacious accommodation which measures approximately 2,521 sqft.

- Spacious entrance hallway with storage and WC
- Large southerly aspect lounge with access to the garden, fireplace and feature bay window
- Fitted kitchen/breakfast room with ample storage and integrated appliances
- Separate dining room with doors onto the garden
- Generous utility room with access into the garage
- Ground floor double bedroom with en suite
- Two double first floor bedrooms both with en suites and fitted storage (dressing room/occasional bedroom off second bedroom)
- Gas fired central heating
- Double glazing
- Security alarm system, built in smoke alarms and external security lights
- Integral double garage with alarmed electric up and over door (containing boiler and water softener)
- Sizeable southerly aspect rear garden with patio area, mature shrub borders, shed and summer house
- Large sweeping block paved driveway with extensive off road parking
- Council tax band G

(Correct at time of print)



Approximate Gross Internal Area
234.2 sq m / 2521 sq ft (Including Garage)



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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