

4a Newton Road, Canford Cliffs, Poole, BH13 7EX

In Excess of £1,000,000









4a Newton Road

Situated along one of Canford Cliffs' established residential roads, this attractive 1930s detached home combines traditional character with generous, well proportioned accommodation and an excellent coastal location. Occupying a substantial plot with a west facing rear garden, the property offers comfortable living across two floors, with spacious reception areas and a particularly appealing connection between the kitchen, dining space and garden. Canford Cliffs village is within a short, level walk, while the sandy beaches are accessible via Canford Cliffs Chine, less than 400 metres away. Beautifully presented and ready for occupation, the house also offers considerable potential for further improvement or extension, subject to the necessary consents.

- Attractive detached 1930s character home
- Quiet and established residential setting
- Three generous double bedrooms
- Two bathrooms arranged across both floors
- Spacious dual aspect kitchen and dining room
- Separate lounge with generous proportions
- Level west facing garden with mature hedging
- Ample driveway parking and access around the house
- Short level walk to Canford Cliffs village
- Less than 400 metres to Canford Cliffs Chine
- Further potential to extend subject to planning consent
- No forward chain
- Internal area of approximately 1425 sq.ft.
- Council Tax Band G: £3,999.98
- EPC Rating: E



A welcoming entrance hall introduces the accommodation, which extends to approximately 1,500 sq ft across two floors. The layout provides a practical balance between open living space and separate rooms, retaining the proportions and character associated with homes of this period.

The generous dual aspect kitchen and dining room provides a natural gathering space, with double doors opening directly onto the rear garden. A separate, spacious lounge offers a more private setting for relaxing, while a contemporary shower room completes the ground floor.

Upstairs, three well proportioned double bedrooms provide flexible accommodation for families, visiting guests or those requiring space to work from home. A family bathroom serves this floor.

The property is presented in a condition suitable for immediate occupation, while its plot and existing layout offer scope for a purchaser to consider further remodelling or extending, subject to the appropriate permissions.

OUTSIDE

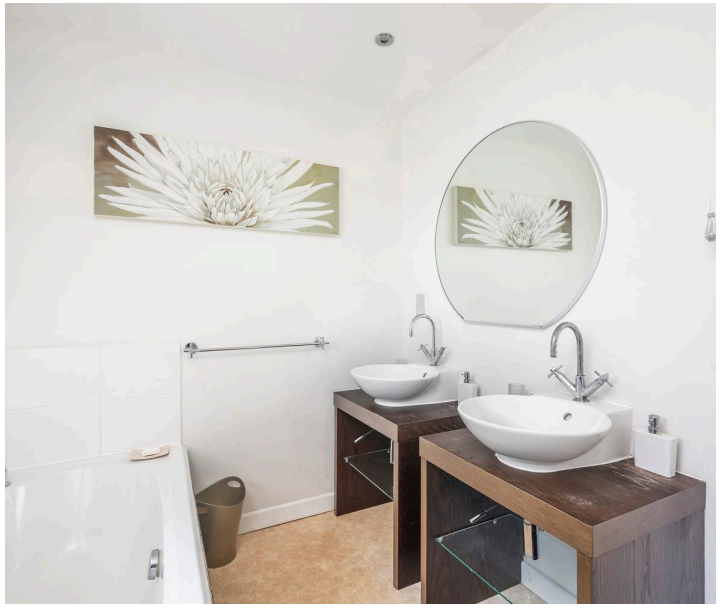
The generous west facing rear garden is a particular attraction, offering a level lawn, substantial paved terrace and established hedging that provides a degree of privacy. Its orientation is well suited to enjoying afternoon and evening sunshine, with ample space for outdoor dining and entertaining. To the front, the driveway provides generous parking, with access around all sides of the house.

LOCATION

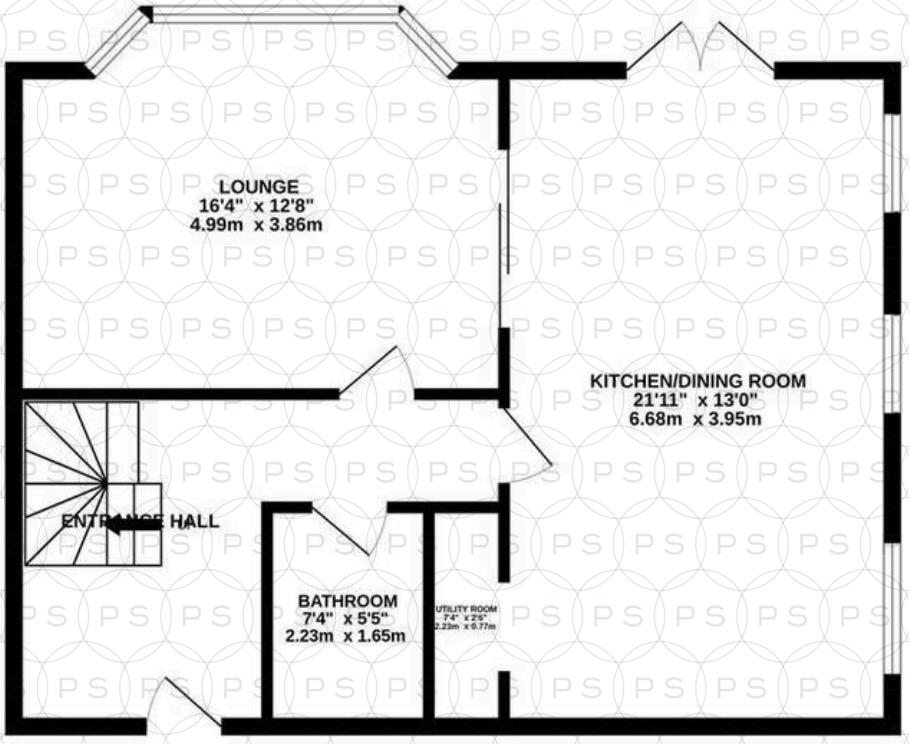
Newton Road enjoys a quiet position within Canford Cliffs, a short level walk from the village's cafés, restaurants and independent shops. Canford Cliffs Chine is less than 400 metres away, providing access towards the sandy beaches. Sandbanks, Poole Harbour and Parkstone Golf Club are also nearby.



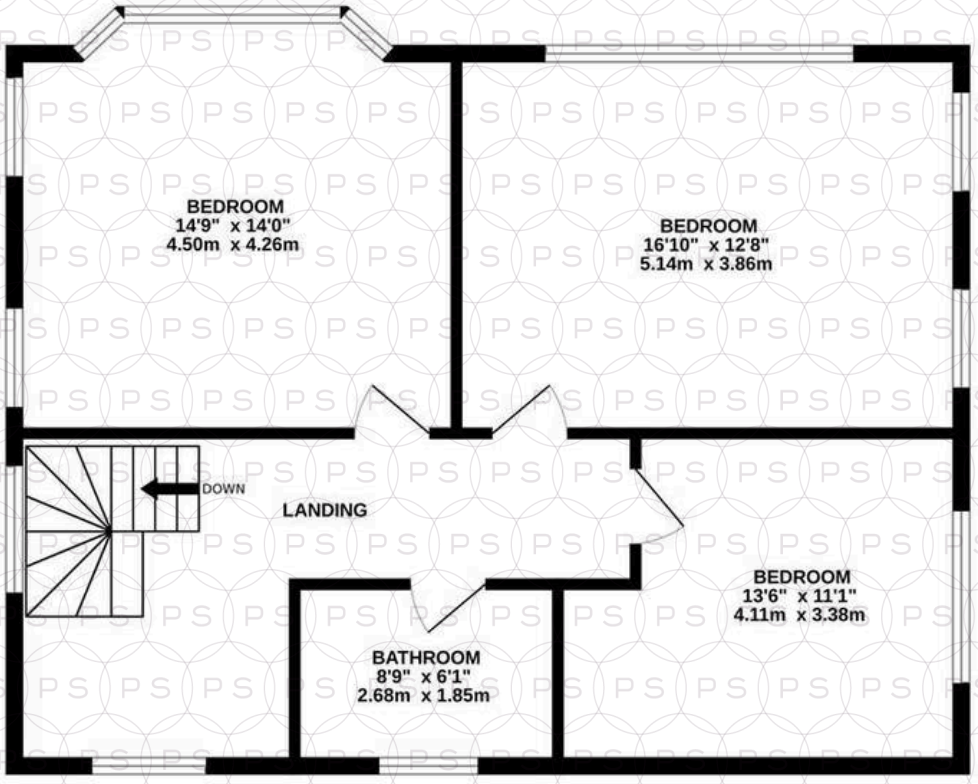




GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 1425 sq.ft. (132.4 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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