

Nairn House

A spacious 4 Bedroom House - 27 Nairn Road, Canford Cliffs, Poole, Dorset



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NAIRN HOUSE

Designed and built by renowned local builders Ankers & Rawlings, Nairn House is quietly located within an exceptionally desirable position close to the Village of Canford Cliffs with ease of access to the golden sandy beaches of Poole Bay and the shores of the internationally renowned Poole Harbour.

The property enjoys a level plot with mature

gardens comprising predominantly lawned areas bounded by an extensive variety of well established shrubs offering a continually changing backdrop.

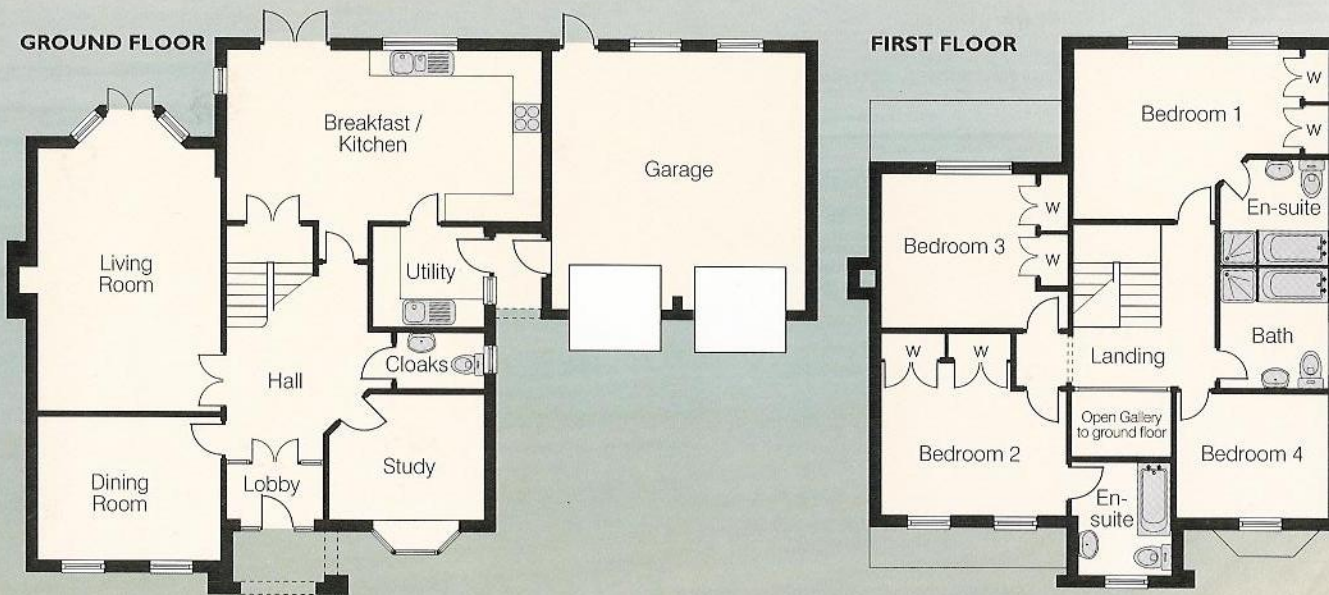
The property itself has pleasing elevations with a subtle yet effective combination of brick and render finished with tasteful detailing.

Internal appointments will lead to a very high

standard of finish, this being the hallmark of an Ankers & Rawlings built residence.

The accommodation will comprise 4 bedrooms having 2 en-suite facilities with a further luxury family bathroom. On the ground floor the lobby will lead through to a spacious and impressive entrance hall with double doors through to a living room which will have a pleasing outlook

over the garden. Additionally a separate dining room will be built, study with adjacent guest cloakroom, a most impressive kitchen/breakfast room which will be equipped to a stunningly high standard and extends through to a separate utility room. Double garaging will be attached to the property with covered access to the house itself.



GROUND FLOOR

Living Room	6.09m x 4.42m	19'11 3/4" x 14'6"
Dining Room	3.42m x 4.42m	11'3" x 14'6"
Breakfast/ Kitchen	7.32m x 4.02m	24'0" x 13'2"
Study	3.62m x 3.02m	11'11" x 9'11"
Utility	2.62m x 2.37m	8'7" x 7'9"
Double Garage	6.01m x 6.01m	19'9" x 19'9"

FIRST FLOOR

Master Bedroom	6.01m x 3.29m*	19'9" x 10'10"
En-suite		
Bedroom 2	4.42m x 4.32m	14'6" x 14'2"
En-suite		
Bedroom 3	4.42m x 3.61m	14'6" x 11'10"
Bedroom 4	3.62m x 3.02m	11'11" x 9'11"
Family Bathroom		

* max measurement



Unit 5, Mitchell Road, Fernside Park, Ferndown Industrial Estate, Dorset BH21 7SG Tel: 01202 861776

These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as statements or representations of fact. Minor variations in the finished construction and landscaping should be expected. Any landscaping shown on the artist's impression and site plan indicate possible mature landscaping. Ankers & Rawlings reserve the right to alter the specifications without prior notice. Room sizes are taken from the plans and cannot be relied upon for carpet measurements.

- Convenient for both beach and harbour
- Use of high quality materials
- Traditionally constructed
- Smooth ceilings throughout
- Cornicing to principal rooms and hallways
- Impressive hardwood doors to ground floor with brass fittings throughout
- Decorative moulded skirtings and architraves
- Feature fireplace to lounge
- Outlook over and access to attractive mature rear garden from both kitchen/breakfast room and living room

FOR YOUR COMFORT AND CONVENIENCE:

- Double glazed windows
- Gas fired fully programmable heating systems
- Insulation to walls, ground floor and roof space
- Electric up & over garage doors
- Integrated alarm system
- NHBC guarantee

