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DETACHED HOUSE

£425,000



Nortoft Road, Charminster, Bournemouth, Dorset, BH8 8PZ

- * **Detached House** * **110 Square Metres** *
- * Four Bedrooms & Two Reception Rooms *
- * 19ft5 x 11ft5 Contemporary Kitchen/Breakfast Room *
- * Modern Bathroom & Ground Floor Shower Room *
- * Frontage Parking * Lawned Garden & Patio Recess *
- * **EPC E-Rated** * **Council Tax Band D** *

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses & bay windows where appropriate.

Nortoft Road, Charminster, Bournemouth, Dorset, BH8 8PZ:

Composite double-glazed front door leads into entrance porch which in turn leads via glazed door into:

- Entrance Hallway:** Having plain naturally coved ceiling with recessed low level down lighting and mains wired smoke detector. Wood laminate flooring, double panelled radiator and central heating thermostat. Under stairs storage cupboard.
- Ground Floor Shower Room:** Plain sloping ceiling with fitted extractor and UPVC double-glazed frosted window to side aspect. Shower cubicle with thermostatic valve, concertina shower screen. Low level WC, pedestal wash hand basin and tiled flooring.
- Lounge Reception:** **14' 9 x 12' 1 / 4.5m x 3.66m (approx')**
Plain naturally coved ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Double panelled radiator and tv / media point.
- Reception Room Two:** **10' 8 x 9' 11 / 3.25m x 3.02m (approx')**
Plain corniced ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator. Telephone point.
- Kitchen / Breakfast Room:** **19' 5 x 11' 5 / 5.92m x 3.49m (approx')**
Plain ceiling with recessed down lighting and mains wired heat detector. Two UPVC double-glazed windows to side aspects with UPVC double-glazed casement double doors leading to rear garden.
A range of wall and solid wood base mounted units with work surfaces over and under lighting. One and a quarter bowl single drainer sink unit with mixer tap. Space and connection for range cooker with cooker hood over. Integrated appliances which include: two fridges, freezer, dishwasher and washing machine. Central island offering dining space with solid wood surface. Gas central heating combination boiler. Tile effect laminate flooring.
- Staircase from hall to first floor landing***
- Landing:** UPVC double-glazed window to side aspect. At landing level plain ceiling with recessed low level down lighting and mains wired smoke detector. Hatch provides access to loft.
- Bedroom One:** **14' 9 x 10' 10 / 4.5m x 3.30m (approx')** Plain ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Double panelled radiator.
- Bedroom Two:** **13' 5 x 11' 6 / 4.09m x 3.51m (approx')**
Plain ceiling with ceiling light point. Hatch providing access to loft. UPVC double-glazed windows to side and rear aspects. Double panelled radiator.
- Bedroom Three:** **12' x 9' 5 / 3.66m x 2.87m (approx')**
Having plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect and double panelled radiator.
- Bedroom Four:** **7' 10 x 6' 9 / 2.39m x 2.06m (approx')**
Having plain ceiling with ceiling light point. UPVC double-glazed window to front aspect. Single panelled radiator.
- Bathroom:** **8' 6 x 4' 7 / 2.60m x 1.40m (approx')**
Plain ceiling with recessed down lighting. Two frosted UPVC double-glazed windows to side aspect. Panelled bath with fitted glass shower screen and thermostatic shower valve. Pedestal wash hand basin, low level WC and tiled walls. Ladder style heated towel rail.

Outside:

Front of property laid to hard standing providing off road parking. Side access gate and pathway leads to:

Rear garden laid predominantly to lawn hard standing with fenced boundaries. Large garden room with power and light providing dry storage.



