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DETACHED FAMILY HOUSE

£500,000



Chatsworth Road, Charminster, Bournemouth, BH8 8SL

Detached House Arranged Over Three Floors

- * Five Bedrooms * Study * Three Reception Rooms *
- * Kitchen / Breakfast Room with Vaulted Ceiling *
- * Family Bathroom, GF Shower Room, En-Suite *
- * Frontage Parking * Garden with Lawn & Patio *
- 162 Square Metres * 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.

Chatsworth Road, Charminster, Bournemouth, BH8 8SL:

Sheltered storm porch leads via glazed front door into:

- Entrance Hallway:** L-shaped hallway. Naturally coved ceiling with ceiling light point and dado rail. Single panelled radiator recessed under stair storage and cupboard. Wood laminate flooring.
- Main Reception Lounge Through Diner:** **23' 4 x 14' 9 / 7.11m x 4.5m (approx')**. Originally two separate rooms, arch provides an open plan layout. Naturally coved ceiling with two ceiling light points. Five UPVC double-glazed windows to front aspect including bay. Further side aspect window. Two double panelled radiators and fire surround. Telephone point and TV/media point.
- Reception Room Two:** **12' 1 x 10' 11 / 3.69m x 3.32m (approx')**. Plain-corniced ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator and fitted storage cupboard housing electric meter and consumer unit.
- Kitchen / Breakfast Room:** **22' 3 x 13' 2 / 6.78m x 4.02m (approx')**. Plain ceiling with recessed low-level down lighting. Vaulted ceiling, two 'Velux' windows and UPVC double-glazed windows to rear aspect with double casement doors leading to rear garden. A range of wall and base mounted units with work surfaces over. One and a quarter bowl sink unit with mixer tap. Integrated one-and-a-half electric oven, five-burner gas hob, glass splash back and cooker hood over. Space for fridge/freezer, space & plumbing for dishwasher and space for additional fridge. Splash back tiling and fitted breakfast bar. Gas central heating combination boiler. Double and single panelled radiators. Wood laminate flooring.
- Utility:** Plain ceiling with recessed low-level down lighting. UPVC double-glazed window to rear aspect. Space & plumbing for washing machine and space for tumble drier. Shelved storage, splash back tiling and wood laminate flooring.
- Shower Room:** Having plain ceiling with recessed down lighting and UPVC double-glazed frosted window to side aspect. Double shower cubicle with thermostatic shower valve. Vanity unit with inset wash hand basin. Close coupled WC. Tiled walls, wood laminate flooring and ladder style heated towel rail.

Staircase from hallway to first floor landing

- First Floor Landing:** Frosted UPVC double-glazed window to side aspect. Naturally coved & textured ceiling with ceiling light point. Single panelled radiator. Central heating thermostat and controls.
- Bedroom Two:** **13' 4 x 11' 7 / 4.06m x 3.53m (approx')**. Plain naturally coved ceiling with ceiling light point. UPVC double-glazed feature bay window to front aspect with fitted window seat. Single panelled radiator.
- Bedroom Three:** **11' 11 x 11' 2 / 3.63m x 3.40m (approx')**. Plain coved ceiling with ceiling light point. UPVC double-glazed window to front aspect and single panelled radiator.
- Bedroom Four:** **15' 7 x 9' 6 / 4.76m x 2.91m (approx')**. Coved and textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.
- Study:** **6' 10 x 5' 2 / 2.09m x 1.57m (approx')**. Coved and textured ceiling, ceiling light point. UPVC double-glazed frosted window to side aspect. Single panelled radiator.
- Family Bathroom:** **8' 3 x 7' 6 / 2.51m x 2.29m (approx')**. Plain coved ceiling with ceiling light point. Frosted UPVC double-glazed window to rear aspect. Panelled shower bath with glass shower screen and shower mixer tap over. Vanity unit with inset wash hand basin and concealed cistern WC. Tiled walls and ladder style heated towel rail. Wood laminate flooring.

Staircase from first floor landing to second floor

- Second Floor Landing:** Having coved and textured ceiling with ceiling light point and 'Velux' window. Dado rail and door leading to bedroom five and:

Bedroom One:

15' 5 x 11' 11 / 4.7m x 3.63m (approx'). Textured ceiling, down lighting & UPVC double-glazed windows to front and side aspects. Panelled radiator and access to loft eaves.

En-Suite Shower Room:

Coved and textured ceiling with ceiling light point and UPVC double-glazed window to side aspect. Double shower with thermostatic shower valve. Vanity unit with inset wash hand basin, low-level WC and tiled walls. Tiled flooring and ladder style heated towel rail.

Bedroom Five:

15' 5 x 6' 10 / 4.7m x 2.07m (approx'). Coved and textured ceiling, ceiling light point & UPVC double-glazed window to rear aspect. Window seat, panelled radiator & cupboard.

Outside:

Block paved frontage driveway giving off road parking via dropped kerb. Screening hedge border, pathway and gated access to rear garden. Rear garden being secluded and laid mainly to lawn with an array of mature and established trees, bushes and shrubs and raised walled border. Screened patio area at the end of the garden



