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Sales, Lettings & Block Management

**DETACHED HOUSE**

**£500,000**



**Capstone Road, Charminster, Bournemouth, Dorset, BH8 8SA**

- \* **Detached Family House** \* **124 Square Metres** \*
- \* **Four Bedrooms** \* **Two Receptions & Conservatory** \*
- \* **22ft Dual Aspect Kitchen / Breakfast Room** \*
- \* **Feature Entrance Hallway with Walk-in Storage** \*
- \* **Bathroom with Bath & Shower** \* **GF Cloakroom** \*
- \* **Driveway for 2/3 Vehicles** \* **Southerly Garden** \*
- \* **Council Tax Band D** \* **EPC D-Rated** \*

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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.

**Capstone Road, Charminster, Bournemouth, Dorset, BH8 8SA:**

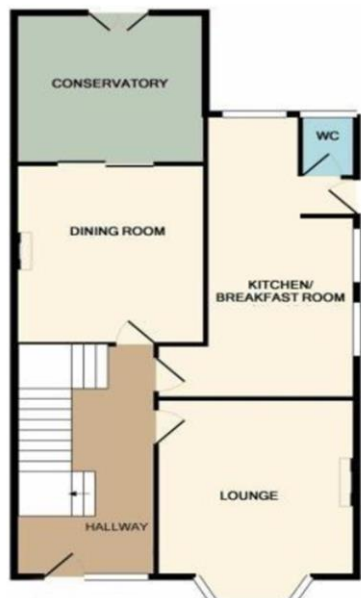
- Front of Property:** Front of property laid to shingle providing off road parking via dropped kerb for two to three vehicles. Side access gate to rear garden. Composite glazed front door.
- Entrance Hallway:** Plain coved ceiling with ceiling light point. UPVC double-glazed window to front aspect. Access to under stairs walk-in storage cupboard with electric meter, light point and window to side aspect. Double panelled radiator and telephone point.
- Lounge Reception Room:** **13' 7 x 12' 2 / 4.14m x 3.71m (approx')**. Naturally coved and papered ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Recessed fire surround with fitted log burner. TV / media point. Wood laminate flooring.
- Dining Room:** **13' 2 x 11' 8 / 4.01m x 3.55m (approx')**. Plain ceiling with ceiling light point. TV / media point and double panelled radiator. Wood laminate flooring and archway with sliding doors gives access through to:
- Conservatory:** **13' 2 x 11' 4 / 4.01m x 3.45m (approx')**. Pitched glass roof and UPVC double glazed windows to side and rear aspects. Double doors leading to rear garden. Wood laminate flooring.
- Kitchen / Breakfast Room:** **22' 2 max' x 12' 2 / 6.76m max' x 3.71m (approx')**. Plain ceiling with recessed low-level down lighting. Two UPVC double-glazed windows to side aspect and UPVC double-glazed window to rear aspect. Wall and base mounted units with work surfaces over. One-and-a-quarter bowl single drainer sink unit with mixer tap. Space and connection for range cooker, cooker hood over. Space and plumbing for washing machine, tumble drier & dishwasher. Space for larder style fridge / freezer. Wood laminate flooring, ladder style heated towel rail and splash back tiling.
- Inner Lobby & Cloakroom:** UPVC double-glazed door to garden. Single panelled radiator. Door leads to cloakroom having frosted UPVC double-glazed window and low-level WC.
- Staircase from hall to first floor landing***
- Landing:** At half landing, UPVC double-glazed frosted window to side aspect. At landing level, coved and textured ceiling with ceiling light point and hatch providing access to loft via pull-down ladder. Double panelled radiator.
- Bedroom One:** **14' x 11' 10 / 4.27m x 3.60m (approx')**. Coved and textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator. Full length fitted wardrobes with hanging rails and shelving.
- Bedroom Two:** **13' 7 x 12' 2 / 4.14m x 3.71m (approx')**. Coved and textured ceiling with ceiling light point. UPVC double-glazed window to front aspect and twin double panelled radiators. Fitted wardrobe with hanging rail and shelved storage.
- Bedroom Three:** **10' 1 x 8' 8 / 3.07m x 2.64m (approx')**. Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect and single panelled radiator. Fitted wardrobe with hanging rail and shelved storage.
- Bedroom Four / Office:** **9' 2 x 6' 2 / 2.79m x 1.88m (approx')**. Coved and textured ceiling with ceiling light point. UPVC double-glazed window to front aspect and single panelled radiator.
- Bathroom:** **7' 9 x 6' 4 / 2.36m x 1.93m (approx')**. Plain ceiling with recessed down lighting and fitted extractor. Two UPVC double-glazed frosted windows to side aspect. Panelled bath with shower mixer tap, Pedestal wash hand basin with mixer tap. Low-level WC. Corner mounted shower cubicle with thermostatic shower valve. Ladder style heated towel rail. Tiled walls and tiled flooring.

**Rear Garden:**

Accessible via side gates, kitchen & conservatory. To a southerly aspect. Partly laid to patio with the remainder laid to lawn. Established borders, screening shrubs and hard standing patio for garden shed.



**Ground Floor**



**First Floor**



124 Square Metres/  
1334.72 Square Feet

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