



**£339,950 FREEHOLD**  
**106 NORTOFT ROAD, BOURNEMOUTH. BH8 8PZ.**

**A WELL PRESENTED FOUR BEDROOM TWO RECEPTION DETACHED HOUSE SITUATED IN THE CHARMINSTER AREA. THE PROPERTY HAS BEEN NEWLY DECORATED WITH NEW CARPETS THROUGHOUT. LOCAL SHOPS AND AMENITIES CAN BE LOCATED ON THE MAIN CHARMINSTER ROAD WITH A REGULAR BUS SERVICE TO BOURNEMOUTH TOWN CENTRE.**

- **UPVC DOUBLE GLAZING**
- **MODERN KITCHEN/BREAKFAST ROOM**
- **MODERN BATHROOM**
- **NEWLY CARPETED THROUGHOUT**
- **GAS CENTRAL HEATING**
- **DOWNSTAIRS CLOAKROOM**
- **OFF ROAD PARKING FOR ONE CAR**
- **ENCLOSED REAR GARDEN**

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**ENTRANCE**

UPVC double glazed door to

**ENTRANCE HALLWAY**

Stairs to first floor, single panelled radiator, feature coved ceiling, cupboard housing consumer units and meters, understairs storage cupboard, smoke alarm, single panelled radiator. Doors to

**UNDER STAIRS W.C.**

Close coupled W.C., w all mounted w ash hand basin.

**LOUNGE**

14' 6" x 11' 9" (4.42m x 3.58m) UPVC double glazed w indow to front aspect, double panelled radiator, feature coved ceiling, power points.

**DINING ROOM**

11' 10" into recess x 9' 6" (3.61m x 2.9m) Double panelled radiator, UPVC double glazed door to rear aspect, power points, feature coved ceiling.

**KITCHEN/BREAKFAST ROOM**

19' 2" x 11' 2" narrowing to 7'9 (5.84m x 3.4m to 2.36m Modern comprising of a range of cupboards and drawers with work surfaces over, range of wall mounted units, one and a half bowl stainless steel sink unit w ith mixer tap, partly tiled splashback walls, gas hob w ith chimney style extractor hood over, electric oven, cupboard housing 'Ideal' combi boiler, power points, space for upright fridge/freezer, space for washing machine, space for table and chairs, coved ceiling, UPVC double glazed w indow to side and rear aspect, UPVC double glazed door to rear garden.

**FIRST FLOOR LANDING**

Obscure UPVC double glazed w indow to side aspect, power points, access to loft space, storage cupboard housing shelving. Door to

**BEDROOM ONE**

14' 8" into bay x 10' 9" (4.47m x 3.28m) UPVC double glazed w indow to front aspect, double panelled radiator, power points.

**BEDROOM TWO**

11' 9" x 9' 5" (3.58m x 2.87m) Double panelled radiator, power points, UPVC double glazed w indow to rear aspect, coved ceiling.

**BEDROOM THREE**

11' 4" into recess x 10' 4" (3.45m x 3.15m) Single panelled radiator, power points, UPVC double glazed w indow to rear aspect, coved ceiling.

**BEDROOM FOUR**

6' 7" x 7' 4" (2.01m x 2.24m) UPVC double glazed w indow to front aspect, single panelled radiator, power points, coved ceiling.

**BATHROOM**

Modern comprising of panelled bath w ith shower attachment and shower screen, close coupled W.C., pedestal wash hand basin, fully tiled splashback walls, coved ceiling, extractor fan, two obscure UPVC double glazed w indows to side aspect.

**OUTSIDE****FRONT**

Laid to shingle providing Off Road Parking for one car, side gate leading to

**REAR GARDEN**

Lawned area, patio area, shingle pathway.

**OFFICE**

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