

10, Charlton Close, Bournemouth, BH9 3QE



Property overview

Guide Price £500,000

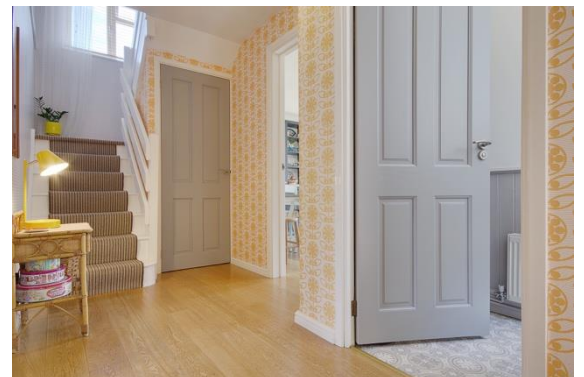
A well-presented four double bedroom detached house in Charlton Close, Muscliffe, Bournemouth.

Convenient for prestigious pre and primary schools, Castlepoint Shopping Centre (1.5 miles), Mallard Road Retail Park (1.4 miles), Redhill Park (1.1 miles), Bournemouth Train/Bus Station (3.5 miles), as well as direct access to the A338 for further afield.

The accommodation offers an entrance hall with understairs storage, a downstairs WC, living room and a kitchen/diner on the ground floor.

Upstairs there are four double bedrooms, a utility/airing cupboard and a family bathroom. Externally, there is landscaped front and rear garden, a summer house, and a 17'9" detached garage.

The property also benefits from UPVC double glazing, driveway parking, and gas-fired central heating.



Accommodation

Front External:

Driveway parking, wrap-around front garden laid to shingle/grass/planting beds, double gates to side courtyard/driveway, composite front door to:

Entrance Hall: 17' 5" max into stairwell x 6' 0" max (5.30m x 1.83m)

High level consumer unit, stairs to first floor, radiator, doors to accommodation and door to:

Understairs Cupboard: 5' 8" max x 2' 8" max (1.73m x 0.81m)

Sloped ceiling, providing storage.

WC/Cloakroom: 7' 1" x 3' 7" (2.16m x 1.09m)

Obscured window to side aspect, WC with enclosed cistern, wash hand basin with storage below, space for coats/shoes.

Living Room: 19' 4" max x 11' 10" max (5.89m x 3.60m)

Windows to front aspect, radiator, electric fire with feature stone hearth.

Kitchen/Diner: 19' 4" x 13' 5" (5.89m x 4.09m)

Window to rear aspect, range of eye and base level units, range cooker with 5 ring gas hob and extractor over, space for fridge/freezer, 1 1/2 bowl stainless steel sink/drainers, 2 x vertical radiators, built-in dresser with integrated low-level fridge, laid to wood engineered flooring, French doors to patio/garden.

Landing: 12' 11" max into stairwell x 9' 3" max (3.93m x 2.82m)

Hatch with ladder to loft (part boarded, housing gas fired combination boiler), doors to accommodation and door to:

Utility/Airing Cupboard: 2' 11" x 2' 8" (0.89m x 0.81m)

Slatted shelving providing storage, space and plumbing for washing machine.

Bedroom One: 12' 7" max x 10' 3" to front of built in wardrobes (3.83m x 3.12m)

Range of fitted wardrobes, window to rear aspect, radiator.

Bedroom Two: 12' 1" x 9' 6" (3.68m x 2.89m)

Window to front aspect, radiator, laid to floorboards.

Bedroom Three: 12' 3" x 9' 7" (3.73m x 2.92m)

Window to front aspect, radiator.

Bedroom Four: 13' 4" x 6' 11" (4.06m x 2.11m)

Window to rear aspect, radiator.

Bathroom: 6' 3" x 6' 1" (1.90m x 1.85m)

Spotlights, part tiled walls, obscured window to side aspect, panelled bath (with mixer taps, folding shower screen, mixer shower controls and handheld attachment over), wash hand basin with storage below, ladder style towel radiator, WC with enclosed cistern.

Rear Garden:

Enclosed by high level brick wall, laid to patio sections, shingle and lawn, flower beds, outside tap, gate to side courtyard/driveway, access to:

Summer House: 7' 8" x 7' 6" (2.34m x 2.28m)

Windows to side aspect, timber construction and fully insulated, built in decking area.

Side Courtyard:

Enclosed by fence, water butt fed from house gutters, external power sockets, double gate to front, access to:

Garage: 17' 9" x 8' 6" (5.41m x 2.59m)

Up and over door, window to side aspect.

Photography



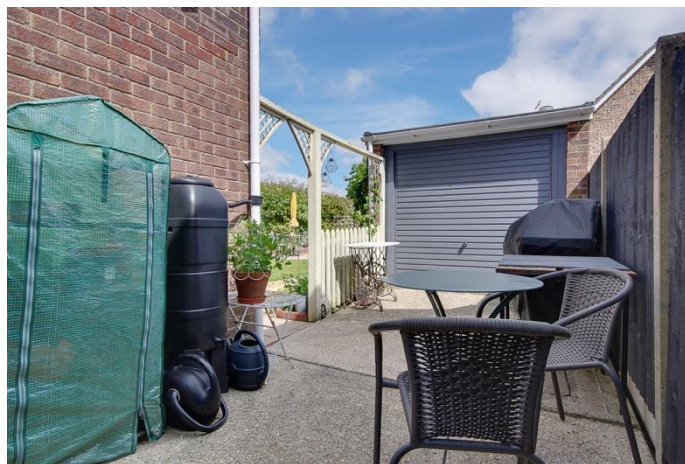














Floor Plan

EPC



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10 Charlton Close BOURNEMOUTH BH9 3QE	Energy rating C	Valid until: 27 March 2035
		Certificate number: 2230-3048-9207-9265-3204

Property type	Detached house
Total floor area	113 square metres

(EPC)			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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