



## Clingan Road, Bournemouth, BH6 5QA

### Guide price £545,000

£545,000, CLINGAN ROAD, BOURNEMOUTH. Take a look at this larger than average four bedroom detached family home located in this sought after location. The property has block paved driveway parking for several cars leading to a covered porch. Leading into the spacious entrance hall there is a down stairs cloakroom, spacious front to back lounge dining room with patio doors leading into the rear garden. A spacious galley style fitted kitchen with breakfast bar. Upstairs there are three good sized double bedrooms and a single bedroom. Modern bathroom with separate bath and shower. The property has gas central heating and is double glazed with some feature stained glass windows. There is a good sized sunny aspect rear garden with patio area ideal for entertaining or just chillin out in. It has a large garden shed/office and established plants and borders. Side drive area with double gates leading to the front of the property. This property would make an ideal family home with easy access to local schools, Southbourne, Bournemouth and Christchurch. JP Morgan and Tesco superstore close. River walks close by. DONT MISS OUT ON THIS AND MAKE YOUR NEXT HOME THROUGH THACKER & REVITT.



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## DRIVEWAY PARKING AND PORCH

The driveway is block paved with a raised wall with plant borders. There is a sloping pathway leading to the covered porch leading to the front door. Porch ceiling light. Driveway to the right of the property with double wooden gates leading to further parking and also access to the rear garden.

## FRONT DOOR AND ENTRANCE HALL

7'11" x 16'6" (2.42 x 5.04)

Solid wooden door with two stained glass windows to the sides leading into the entrance hall. White ceiling, emulsion painted walls and laminate wood flooring. Ceiling lighting. Radiator. Stairs to first floor and landing. Light switches. Doors to all ground floor rooms.

## DOWN STAIRS CLOAKROOM

5'10" x 2'10" (1.79 x 0.88)

Wooden door leading into this down stairs cloakroom. Emulsion painted sloping ceiling and emulsion walls with fitted flooring. Window to side aspect. Lighting. WC white with seat and lid and cistern. White sink with chrome effect fittings.

## LOUNGE DINING ROOM

lounge area 14'3" x 12'2" dining area 11'6" x 13'7" (lounge area 4.36 x 3.72 dining area 3.51 x 4.16)

Wooden double doors leading into the lounge from the hall. White ceiling and emulsion painted walls with laminate flooring. Double glazed bay style window to the front aspect. Double glazed side windows. Upvc double glazed patio doors leading to the rear garden. Ceiling lighting. Two radiators. Feature fireplace to the lounge area with wooden surround. Light switches, plug sockets and TV socket. This room has dual aspect to the front and rear.

## KITCHEN BREAKFAST ROOM

24'5" x 9'2" x 8'5" (7.45 x 2.80 x 2.59)

Door leading into this spacious galley style kitchen breakfast room with rear and side facing aspect. White ceiling, part emulsion and part tiled walls with tiled flooring. A range of fitted shaker style kitchen units with laminate worktops and under worktop lighting. White ceramic butler style sink with mixer tap. Space and plumbing for dishwasher and washing machine. Double glazed window overlooking rear and side aspect. Upvc double glazed double patio doors leading out into the rear garden. Ceiling lighting. Radiator. Breakfast bar to one end of the kitchen. Chimney recess with free standing area for a range cooker (not included in the sale). Ceiling lighting. Light switches, plug sockets and fuse switches.

## STAIRS AND LANDING

14'4" x 7'10" x 4'5" x 3'2" narrowing (4.37 x 2.40 x 1.37 x 0.98 narrowing)

Leading from the entrance hall with stairs leading to the first floor and landing area. White ceiling, emulsion painted walls and fitted carpet. Feature wooden framed window to the landing with decorative stained glass panes. Ceiling lighting. Doors to all first floor rooms. Light switch.

## BEDROOM ONE (DOUBLE FRONT)

14'4" x 10'3" x 12'2" recess bay window (4.37 x 3.14 x 3.73 recess bay window)

Door leading into this double bedroom with front facing aspect. White ceiling and emulsion painted walls and papered with a fitted carpet. Ceiling lighting. Radiator. Double glazed bay style window overlooking the front aspect.

## BEDROOM TWO (MIDDLE)

14'11" x 11'0" (4.55 x 3.37)

Wooden door leading into this double bedroom. White ceiling, emulsion painted walls and fitted flooring. Radiator. Ceiling lighting. Double glazed bay style window overlooking the rear garden. Light switch and plug sockets.

## BEDROOM THREE (REAR DOUBLE)

13'8" x 8'2" (4.18 x 2.51)

Wooden door leading into this good size double bedroom with rear facing aspect. Ceiling lighting, emulsion painted walls and fitted flooring. Light switch and plug sockets. Built in wardrobes with rails and shelves inside. Double glazed window overlooking the rear garden.

## BEDROOM FOUR (SINGLE FRONT)

9'10" x 7'10" (3.01 x 2.40)

Door leading into this single bedroom with front facing aspect. White ceiling, emulsion painted walls and fitted flooring. Ceiling lighting. Radiator. Upvc double glazed window to the front aspect. Light switch and plug sockets.

## BATHROOM

11'10" x 5'6" (3.63 x 1.69)

Wooden door leading into this modern style bathroom. White ceiling, part emulsion painted and part tiled walls with fitted flooring. Ceiling lighting. Radiator. Two Windows to side aspect. Shower cubicle with white tray, tiled walls and shower with clear glass panels. White bath with metal fittings. White sink with chrome effect fittings. White wc with seat and lid and cistern.

## REAR GARDEN

The rear garden is a good size and has a sunny aspect patio area, long lawned and with established borders with plants and trees. There is a larger than average garden shed/ office. Side access to the house leading to double driveway gates leading out into the front Drive area.

## TENURE

The property is FREEHOLD.



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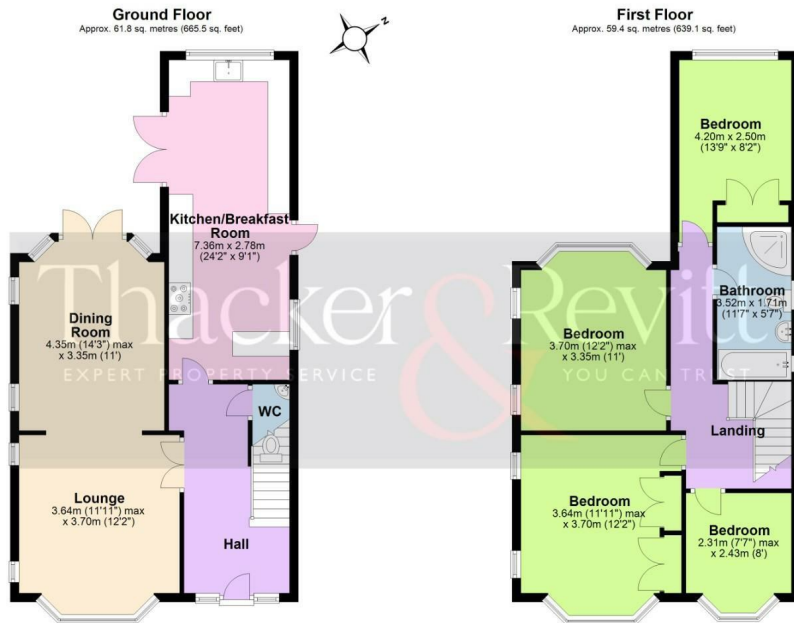
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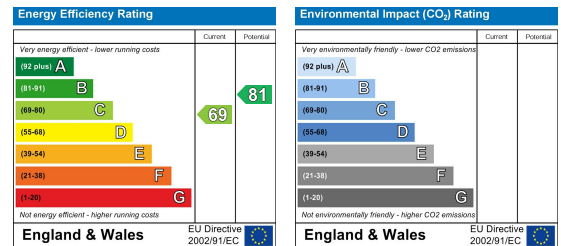
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Total area: approx. 121.2 sq. metres (1304.6 sq. feet)

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## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD