



## Portarlington Close, Bournemouth, Dorset

Guide price £595,000

UNEXPECTEDLY AVAILABLE! WESTBOURNE, PORTARLINGTON CLOSE, £595,000 GUIDE PRICE Freehold. Take a look at this stunning three bedroom home located in a sought after West Cliff development located between the town and Westbourne with easy access to the beach. This three storey house is being offered with "NO FORWARD CHAIN". A real feature of this home is the corner plot position with a larger than average garden with sunny aspect. On the ground floor there is a contemporary fitted kitchen with centre island and space for sofa or table and chairs. Cloakroom, single garage and two hall cupboards. Just off the kitchen is a modern conservatory, which leads out into the landscaped gardens and decked terrace. On the first floor is a lounge with doors leading to a narrow balcony, principle main bedroom with built in wardrobes and an en suite shower room. On the top floor there are two good size double bedrooms with one having built in wardrobes. A family bathroom with built in cupboards on the landing. Driveway parking, established garden. The property has gas central heating and is double glazed. This is truly a rare to the market property and viewings are very much recommended. EPC AND FLOOR PLAN TO FOLLOW.





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## FRONT DOOR AND ENTRANCE HALL

6'5" x 4'3" (1.97 x 1.32)

Double glazed front door with covered porch leading into the entrance hall. Ceiling white, emulsion painted walls and grey marble pattern tiled flooring. Ceiling lighting, radiator, ceiling lighting. Door to garage and door to cloakroom, doors to kitchen and stairs to first floor. There utility room has washing machine and tumble dryer included in the sale. Additional cupboard with the boiler inside (Boiler newly fitted and under warranty)

## DOWNSTAIRS CLOAKROOM

7'2" x 3'4" (2.20 x 1.02)

Wooden door leading into this modern cloakroom with white ceiling, tiled walls and tiled flooring continuation of the hall. White wc with seat and lid and flush boxed cistern. White sink with chrome effect fittings. Upvc double glazed window.

## GARAGE

Single garage integral with up and over garage door. Inside there is a consumer unit wall mounted and concrete flooring. Lighting and wooden door leading into the entrance hall.

## KITCHEN BREAKFAST ROOM

17'3" x 12'8" (5.28 x 3.87)

Double wooden doors opening from the hall into this contemporary and spacious kitchen breakfast room. White ceiling, emulsion painted walls to part and part tiled with continuation of the tiled flooring from the entrance hall. A range of white units with metal handles and granite worktops. Centre island with breakfast bar and inset hob with ceiling suspended extractor fan. Stainless steel double oven with metal handles and controls. Inset sink with chrome effect tap. Integrated fridge freezer. Double glazed window. Upvc double glazed patio doors opening into the conservatory. Radiator. Light switches, plug sockets and fuse switches. Ceiling lighting.

## CONSERVATORY

18'4" x 8'5" (5.59 x 2.57)

Leading from the kitchen into this spacious conservatory room with grey gloss tiled flooring and having underfloor heating. Upvc double glazed with full glass panels, sliding doors and clear panelled roof creating lots of natural light into this room with a lovely outlook into the rear garden. Wall mounted light. Light switch and plug sockets.

## REAR GARDEN

The rear garden is a real feature of this home and is located in a corner plot so an irregular shape and also very private with established plants, trees and borders. Lawn area. Light wood colour decked area with plenty of space for entertaining and seating. There is a pergola with established climbers. The hot tub is also being included in the sale of the property and is a nice addition to have with this property and suite the garden very well. The garden furniture and hot tub are being offered for sale if someone is wishing to purchase these.

## STAIRS TO FIRST FLOOR AND LANDING AREA

16'9" x 6'4" (5.13 x 1.95)

Leading from the entrance hall with stairs to the first floor and landing area. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. The landing area is a good size and there is space for furniture. Doors to all first floor rooms. Light switch and ceiling lighting.



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## LOUNGE

17'3" x 12'11" (5.28 x 3.94)

Double wooden doors leading into this lounge reception room with front facing outlook. White ceiling and emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. Double glazed window to the side and front facing aspect. Double glazed doors opening onto a narrow balcony being tiled and overlooking the front of the property.

## BEDROOM ONE (PRINCIPLE) REAR FACING ASPECT

15'4" x 11'7" x 12'4" into wardrobe recess area (4.68 x 3.54 x 3.76 into wardrobe recess area)

Door leading into this principle main bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Radiator. Light switch and plug sockets. Double glazed window overlooking rear garden. Built in wardrobes along one wall and a further double built in wardrobe by the en suite shower room. Ceiling lighting.

## EN SUITE SHOWER ROOM

8'3" x 5'5" (2.53 x 1.66)

Door leading from the main bedroom into this modern style en suite shower room with white ceiling, tiled walls and tiled flooring. Double glazed window to rear aspect and frosted. White wc with seat and lid and cistern flush. White sink with chrome effect fittings. Chrome effect ladder style radiator. Shower is wet room style with tiled flooring, fitted glass screen and wall mounted shower with head and controls.

## STAIRS TO SECOND FLOOR AND LANDING AREA

13'0" x 7'2" (3.97 x 2.19)

Continuation of the first floor landing with decor and carpets. There are two cupboards on the landing area with two doors and storage inside. Doors to all top floor rooms. Ceiling lighting. Light switch. Sky light window.

## BEDROOM TWO (DOUBLE FRONT FACING)

11'7" x 15'7" (3.54 x 4.76)

Door leading into this good size double bedroom with rear facing aspect. Emulsion painted walls and fitted carpet. Radiator. Ceiling lighting. Built in wardrobes. Doubled glazed windows

## BEDROOM THREE (DOUBLE REAR FACING)

10'5" x 10'9" (3.19 x 3.28)

Door leading into this double bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Double glazed window overlooking rear garden. Light switch, plug sockets. Radiator.

## BATHROOM

10'7" x 6'10" (3.25 x 2.10)

Door leading into this bathroom with white ceiling and tiled walls with decorative border tiles and tiled flooring. Double glazed window to side aspect. Chrome effect ladder style Radiator. White bath with chrome effect fittings and glass shower screen. White wc, white sink with chrome effect fittings.

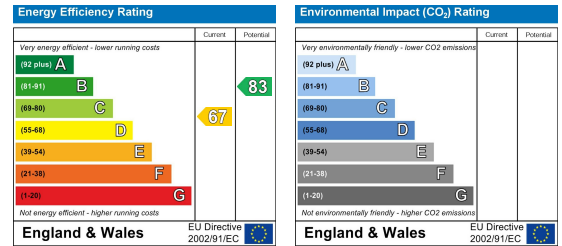
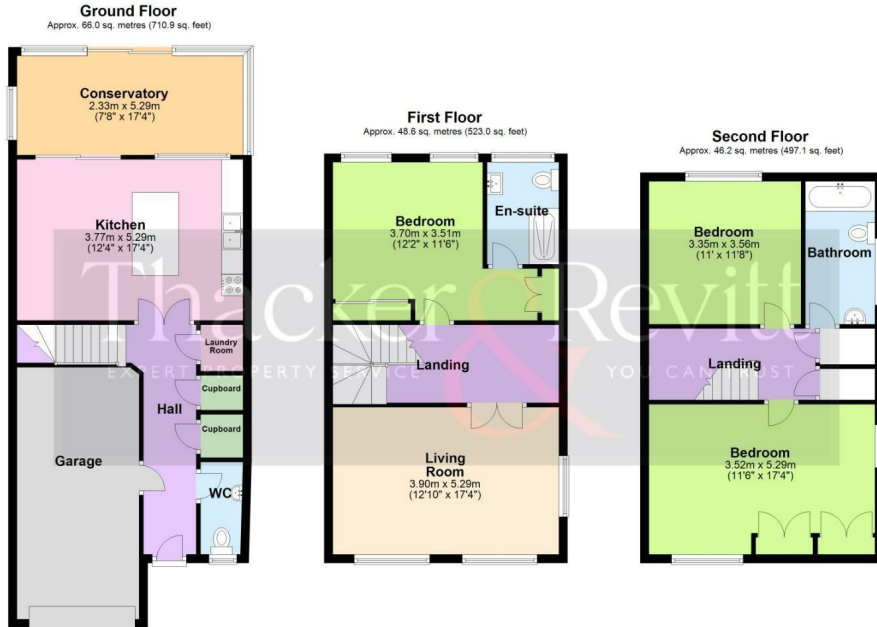
## TENURE

The property is "FREEHOLD". It is also be offered with "NO FORWARD CHAIN". The vendor is also selling most of the furniture in the property along with the Hot Tub and garden furniture.

The Management charges for the property towards the up keep of the development is £635.00 per half year.







Total area: approx. 160.8 sq. metres (1731.1 sq. feet)

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## Viewings

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