



Connells

Naseby Road
BOURNEMOUTH



Property Description

A spacious three double bedroom chalet bungalow situated in a popular residential area in Moordown. This beautifully presented property offers the perfect blend of space, style and practicality. Boasting three generous double bedrooms with an en suite to the master bedroom this home is ideal for families, professionals or downsizers alike.

At the heart of the home is a stunning L-shaped open-plan kitchen and dining area, designed for modern living and entertaining. The space is bathed in natural light, offering ample room for cooking, dining and relaxing. The property also comprises a separate living room.

Externally, the property benefits from a private rear garden, perfect for outdoor enjoyment and off-road parking for two vehicles. Situated within the catchment area for local schools and close to excellent amenities and transport links, this home offers both comfort and convenience.

Entrance Hall

Stairs to first floor accommodation.

Living Room

17' 8" x 8' 11" (5.38m x 2.72m)
Front aspect double glazed window. Radiator.
This room was formally the garage.

Kitchen

20' 10" x 12' 5" (6.35m x 3.78m)
Fitted kitchen comprising a range of wall and base units with worksurfaces over, white ceramic sink, built in double oven, fridge freezer, dishwasher and washing machine. Island unit.

Dining Area

12' 6" x 8' 11" (3.81m x 2.72m)
Two side aspect double glazed windows. Radiator.

Conservatory

11' 9" x 8' (3.58m x 2.44m)
UPVC construction. Door leading out to the rear garden.

Ground Floor Bedroom

11' 11" x 10' 11" (3.63m x 3.33m)
Front aspect double glazed window. Radiator.

Bathroom

Suite comprising bath, wash hand basin and WC. Star patterned Tiles, Heated Towel Rail,

Landing

Cupboard housing boiler. Velux window.

Bedroom One

14' 4" x 11' 6" (4.37m x 3.51m)
Front aspect double glazed window. Radiator.

En Suite

Suite comprising shower cubicle, wash hand basin and WC. Heated towel rail. Tiled floor.

Bedroom Two

9' 2" x 14' 4" (2.79m x 4.37m)
Dormer to the Rear aspect, double glazed window. Eaves access for storage.

Bedroom Three

10' 11" x 11' 11" (3.33m x 3.63m)
Radiator on Entrance wall, dark laminate flooring, Front Aspect double glazing

Rear Garden

The rear garden is laid mainly to lawn with patio space outside the conservatory. Timber shed (10' x 6') with electricity supplied.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01202 525 411
E winton@connells.co.uk

689 Wimborne Road
 BOURNEMOUTH BH9 2AT

EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/WIN305656



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WIN305656 - 0005