



Quinn & Co
ESTATE AND LETTING AGENTS

Charminster Avenue, Bournemouth

- 4/5 double bedrooms
- 1/2 Reception rooms
- Character detached house
- Very spacious throughout

Offers In Excess Of £550,000
EPC Rating 'D'





Property Description

A simply stunning four/five bedroom detached family home, beautifully presented and located in a highly sought-after tree lined avenue. The property is located on the border of Charminster, Winton and Queens Park, which benefits from a selection of local shops, pubs, cafes, restaurants, supermarkets and local parks. The property is within catchment for several highly regarded Schools including, Queens Park Junior School, St Walburga's, Bournemouth School for Boys, and Bournemouth School for Girls. The location further benefits from regularly serviced public transport links to Bournemouth Town Centre, Castle Point Shopping Centre and the surrounding, make it an ideal choice for families.

The property offers wonderful living accommodation whilst retaining many of the properties original features including, high ceilings, bay windows, and feature fireplaces throughout. Further benefits include, off road parking, workshop/outbuilding, a family bathroom, shower room plus a downstairs WC.





On entering the property you are greeted with a welcoming entrance hallway, with stairs leading to the first floor landing. Off the hallway leads into two generous front reception rooms both with stunning feature bay windows. An eye catching Kitchen / breakfast room nearing 19ft offers an impressive entertaining space. A downstairs WC, utility room and conservatory complete the downstairs living accommodation.

Situated on the first floor are the property's four double bedrooms which are generous in size. A family bathroom, shower room as well as three loft rooms complete the upstairs accommodation.



Externally the property is situated on a large elevated plot offering parking for two vehicles and a private rear garden where this property really comes into its own, with a perfect seating area where you will be able to enjoy the evening sun and a very useful workshop/outbuilding. This large plot really does give you a sense of privacy and security and must be viewed to fully appreciate the space it has to offer.

ENTRANCE HALL

Stairs rise to first floor, radiator, picture rail, cupboard housing fuse box, door leads to:

DOWNSTAIRS WC

Side aspect UPVC double glazed window, WC, wash hand basin with mixer tap, heated towel rail.

LOUNGE

Large front aspect UPVC double glazed bay window offering plenty of natural light, picture rail, radiator.

RECEPTION ROOM/BEDROOM 5

Large front aspect UPVC double glazed bay window, picture rail, open fireplace, radiator.



KITCHEN/DINER

The kitchen has ample storage and worktop space, one and a half sink drainer unit, integrated double oven, five burner gas hob, space for dishwasher, rear aspect UPVC double glazed window, opening leads to the conservatory, door leads to the utility room.

UTILITY ROOM

Space for fridge/freezer, washing machine and tumble dryer, wall mounted 'Baxi' gas boiler (gas safety certificate available), door leads to side bike shed.





CONSERVATORY

UPVC double doors lead to the rear garden.

FIRST FLOOR LANDING

Stairs rise to loft rooms and shower room, two storage cupboards and airing cupboard, picture rail, side aspect window.

BEDROOM ONE

Front aspect UPVC double glazed bay window, radiator, fitted mirror wardrobes, picture rail.

BEDROOM TWO

Front aspect UPVC double glazed bay window, stripped flooring, radiator.



BEDROOM THREE

Rear aspect UPVC double glazed window, radiator, picture rail.

BEDROOM FOUR

Rear aspect UPVC double glazed window, feature fireplace, radiator.

BATHROOM

Bath with mixer tap and shower attachment, WC, wash hand basin set into vanity unit, tiled walls, radiator, two side aspect UPVC double glazed windows.



LOFT ROOM ONE

Rear aspect skylight window, radiator.

LOFT ROOM TWO

Side aspect skylight window, radiator.

LOFT ROOM THREE

Side aspect skylight window, radiator.

SHOWER ROOM

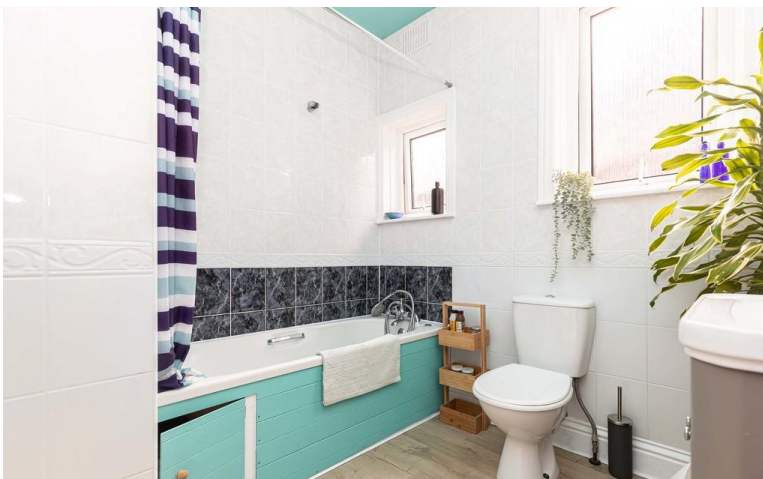
Walk-in shower, wash hand basin, WC, heated towel rail, side aspect skylight window.

FRONT GARDEN

Off road parking for two vehicles, pathway leads to front entrance, small area of lawn with a selection of shrubs.

REAR GARDEN

Shingled area immediately abuts the rear of the property, steps lead up to a section of lawn with a selection of well established shrubs and plants, further steps lead to a elevated section of lawned garden with a seating area and dugout firepit.





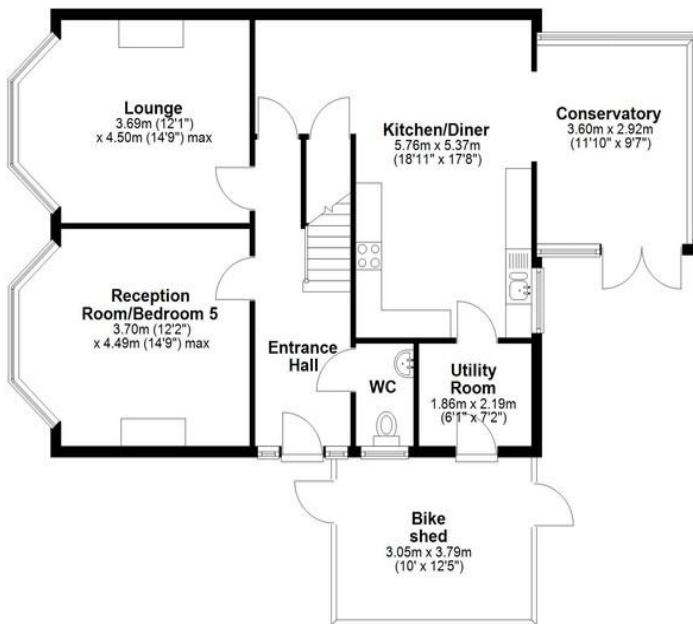
WORKSHOP/OUTBUILDING

Suitable for various uses with power and light and UPVC windows.



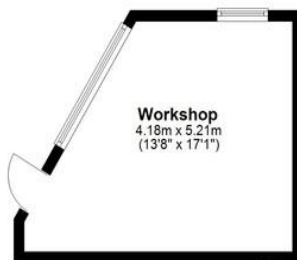
Ground Floor

Main area: approx. 81.9 sq. metres (881.4 sq. feet)
Plus bike shed, approx. 11.5 sq. metres (124.3 sq. feet)



Outbuilding

Approx. 17.8 sq. metres (191.8 sq. feet)



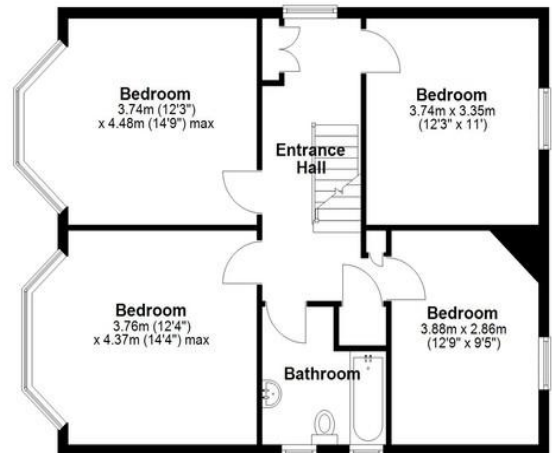
Main area: Approx. 210.5 sq. metres (2265.3 sq. feet)

Plus bike shed, approx. 11.5 sq. metres (124.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm/3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

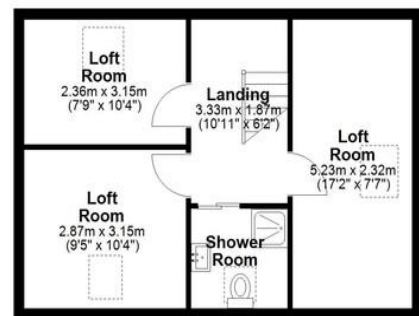
First Floor

Approx. 71.0 sq. metres (764.3 sq. feet)



Second Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



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