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**DETACHED HOUSE**

**£425,000**



**Orcheston Road, Charminster, Bournemouth, Dorset, BH8 8SR**

- \* Detached Family House \* 113 Square Metres \***
- \* Four Bedrooms \* Two Reception Rooms \***
- \* Dual Aspect Kitchen & Conservatory Diner \***
- \* First Floor Bathroom & GF Cloakroom \***
- \* Driveway Parking \* South Facing Garden \***
- \* Council Tax Band D \* EPC D-Rated \***

**158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955**

Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses & bay windows where appropriate.

**Orcheston Road, Charminster, Bournemouth, Dorset, BH8 8SR:**

UPVC double-glazed front door leads into porch with glazed door leading through to:

**Entrance  
Hallway:**

Having plain corniced ceiling with two ceiling light points and two further wall light points. Machine engineered wooden flooring. Double panelled radiator, under stairs storage cupboard and central heating thermostat. Cupboard housing electric meter and consumer unit. Access to:

**Ground Floor  
Cloakroom:**

Having plain sloping ceiling, ceiling light point and extractor fan. Low-level WC. Corner mounted wash basin with splash back tiling. Wood flooring.

**Reception Room  
One:**

**17' 1 x 12' 5 / 5.22m x 3.79m (approx')**

Having plain coved ceiling with ceiling light point. UPVC double-glazed feature bay windows to front aspect. Double panelled radiator, telephone point and television/media point. Machine engineered wooden flooring.

**Reception Room  
Two:**

**10' 11 x 8' 4 / 3.33m x 2.55m (approx')**

Having plain coved ceiling with ceiling light point and further wall light point. UPVC double-glazed double casement doors leading to conservatory/diner. Double panelled radiator. Machine engineered wooden flooring.

**Kitchen:**

**15' 5 x 10' 10 / 4.69m x 3.30m (approx')**

Having plain ceiling with recessed low level down lighting. UPVC double-glazed windows to side and rear aspects with UPVC double-glazed door leading to conservatory/diner. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Space for gas cooker with stainless steel fitted splash back and stainless-steel cooker hood over. Space for fridge freezer, space for additional fridge and space and plumbing for washing machine. Integrated dishwasher and space for tumble drier. Fitted storage cupboard with wall mounted gas central heating combination boiler. Splash back tiling, tiled flooring and breakfast bar.

**Conservatory /  
Diner:**

**15' 5 x 8' 6 / 4.69m x 2.60m (approx')**

Having glass roof with UPVC double-glazed windows to rear aspect and UPVC double-glazed double casement doors leading to rear garden. Two double panelled radiators, wood laminate flooring and two wall light points. Television/media point.

***Staircase from hallway to first floor landing***

**Landing:**

At landing plain coved ceiling with ceiling light point and mains wired smoke detector. UPVC double-glazed window to side aspect. Hatch to loft, single panelled radiator and two further wall light points. Double door storage cupboard with hanging railed and shelved storage over.

**Bedroom One:**

**13' 6 x 10' 10 / 4.11m x 3.30m (approx')**. Plain coved ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Double panelled radiator.

**Bedroom Two:**

**12' x 11' 4 / 3.65m x 3.45m (approx')**. Plain coved ceiling with two ceiling light points. UPVC double-glazed window to rear aspect and double panelled radiator.

**Bedroom Three:**

**11' 10 x 10' 10 / 3.60m x 3.30m (approx')**. Having plain ceiling, ceiling light point, UPVC double-glazed window to rear aspect. Double panelled radiator.

**Bedroom Four:**

**8' 8 x 6' 1 / 2.65m x 1.86m (approx')**. Having coved and textured ceiling, ceiling light point, UPVC double-glazed window to front. Single panelled radiator.



**Family Bathroom:** Having textured ceiling with recessed low level down lighting and UPVC double-glazed frosted window to side aspect. Double ended bath with central mixer tap and thermostatic shower valve over. Close coupled WC and pedestal wash hand basin with mixer tap. Fully tiled walls, tiled flooring and heated ladder style towel rail and shaver point..

**Outside:** **Front of property** laid to resin hard standing providing parking for one vehicle via dropped kerb. Side access double gate and pathway leading to:

**Rear garden** to a southerly aspect with fenced boundaries. Laid mainly to lawn with elevated sun decking. Areas of hard standing for shed and an array of mature and established trees, bushes and shrubs.





