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Sales, Lettings & Block Management

SEMI-DETACHED HOUSE

£385,000



Nortoft Road, Charminster, Bournemouth, Dorset, BH8 8PY

- * **Semi Detached House** * **109 Sq' Metres** *
 - * **Two/Three Bedrooms** * **One/Two Reception Rooms** *
 - * **Feature Open Plan Premium Kitchen / Dining Room** *
 - * **GF Shower Room** * **Upstairs Family Bathroom** *
 - * **Driveway Parking** * **Private & Secluded Garden** *
- Council Tax Band C. EPC D-Rating**

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

Nortoft Road, Charminster, Bournemouth, Dorset, BH8 8PY:

UPVC double-glazed side aspect door leads into:

Entrance Hallway: Having plain coved ceiling with ceiling light point and fitted smoke detector. Frosted UPVC double-glazed window. Single panelled radiator and central heating thermostat. Access to under stair storage and cupboard housing gas meter, electric meter and consumer unit. Solid wood flooring.

Reception Room One (Arranged as Bedroom Two): **13' 11 x 12' 1 / 4.25m max' into bay x 3.68m (approx')**. Plain coved ceiling with ceiling light point and picture rail. UPVC double-glazed feature bay window to front aspect. Double panelled radiator and TV / media point. Solid wood flooring.

Lounge Reception Room: **12' 1 x 11' 10 / 3.68m x 3.35m (approx')**. Plain coved ceiling with ceiling light point, picture rail and fitted smoke detector. UPVC double-glazed window to side aspect. Fire surround and panelled radiator. TV / media point. Solid wood flooring.

Recessed Shower Room: Via recessed lobby. Having plain ceiling with recessed low-level down lighting and integrated extractor fan. High level UPVC double-glazed window Fully tiled walls and flooring. Shower having glass screen and thermostatic shower valve. Close coupled WC, wall mounted wash hand basin and heated ladder style towel rail.

Kitchen / Diner: **17' 9 x 16' 11 / 5.42m x 5.15m (approx')**. Having plain coved ceiling with four down light points. Feature panelled radiator. Bi-folding panel doors leading to rear garden. Kitchen area having a range of wall and base mounted units with bespoke granite work surfaces, drainer with inset stainless steel sink unit and mixer tap. Space for American larder style fridge/freezer, space and connection for range cooker with cooker hood over. Space and plumbing for washing machine, space and plumbing for dishwasher and cupboard housing wall mounted gas central heating combination boiler. Splash back tiling and solid wood flooring.

Staircase from entrance lobby to first floor landing

First Floor Landing: UPVC double-glazed window to side aspect. L-shaped landing with plain coved ceiling and ceiling light point. Hatch providing access to loft.

Bedroom One: **13' 11 x 12' 1 / 4.24m max' into bay x 3.68m (approx')**. Plain coved ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Single panelled radiator and telephone point.

Bedroom Two/Three: **11' x 9' 1 / 3.35m x 2.78m (approx')**. Having plain coved ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.

Bathroom: **6' 7 x 6' 4 / 1.99m x 1.91m (approx')**. Steps leading down. Having plain coved ceiling with ceiling light point. Frosted UPVC double-glazed window to rear aspect. Panelled bath with fitted shower screen and shower mixer tap. Low-level WC, vanity unit with inset wash hand basin and mixer tap. Fully tiled walls and ladder style towel rail. Fitted cupboard.

Outside: Driveway provides off road parking via dropped kerb for one/two vehicles in tandem. Front garden having an array of borders and shrubs. Rear garden being well presented, secluded and secure. Laid partially to wood decking with the remainder laid to lawn with an elevated patio. An array of mature and established trees bushes and shrubs. **4m x 3m garden chalet** which is dual aspect glazed, well presented and benefits from power and light.

Ground Floor

BEDROOM 4.25m x 3.68m
13'11" x 12'1"

HALL

LOUNGE 3.68m x 3.35m
12'1" x 11'0"

KITCHEN/DINER 5.42m x 5.15m
17'9" x 16'11"

First Floor

BEDROOM 4.24m x 3.68m
13'11" x 12'1"

LANDING

BEDROOM 3.35m x 2.78m
11'0" x 9'1"

BATHROOM

**109 Square Metres /
1173 Square Feet**

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