



Roberts

Sales, Lettings & Block Management

DETACHED HOUSE

£475,000



Capstone Road, Charminster, Bournemouth, Dorset, BH8 8SA

- * Detached Family House * 124 Square Metres ***
- * Four Bedrooms * Two Receptions & Conservatory ***
- * 22ft Dual Aspect Kitchen / Breakfast Room ***
- * Feature Entrance Hallway with Walk-in Storage ***
- * Bathroom with Bath & Shower * GF Cloakroom ***
- * Driveway for 2/3 Vehicles * Southerly Garden ***
- * Council Tax Band D * EPC D-Rated ***

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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 & bay windows where appropriate.

Capstone Road, Charminster, Bournemouth, Dorset, BH8 8SA:

<u>Front of Property:</u>	Front of property laid to shingle providing off road parking via dropped kerb for two to three vehicles. Side access gate to rear garden. Composite glazed front door.
<u>Entrance Hallway:</u>	Plain coved ceiling with ceiling light point. UPVC double-glazed window to front aspect. Access to under stairs walk-in storage cupboard with electric meter, light point and window to side aspect. Double panelled radiator and telephone point.
<u>Lounge Reception Room:</u>	<u>13' 7 x 12' 2 / 4.14m x 3.71m (approx')</u> . Naturally coved and papered ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Recessed fire surround with fitted log burner. TV / media point. Wood laminate flooring.
<u>Dining Room:</u>	<u>13' 2 x 11' 8 / 4.01m x 3.55m (approx')</u> . Plain ceiling with ceiling light point. TV / media point and double panelled radiator. Wood laminate flooring and archway to:
<u>Conservatory:</u>	<u>13' 2 x 11' 4 / 4.01m x 3.45m (approx')</u> . Pitched glass roof, UPVC double glazed windows and double doors leading to rear garden. Wood laminate flooring.
<u>Kitchen / Breakfast Room:</u>	<u>22' 2 max' x 12' 2 / 6.76m max' x 3.71m (approx')</u> . Plain ceiling with recessed low-level down lighting. Two UPVC double-glazed windows to side aspect and UPVC double-glazed window to rear aspect. Wall and base mounted units with work surfaces over. One-and-a-quarter bowl single drainer sink unit with mixer tap. Space and connection for range cooker, cooker hood over. Space and plumbing for washing machine, tumble drier & dishwasher. Space for larger style fridge / freezer. Wood laminate flooring, ladder style heated towel rail and splash back tiling.
<u>Inner Lobby & Cloakroom:</u>	UPVC double-glazed door to garden. Single panelled radiator. Door leads to cloakroom having frosted UPVC double-glazed window and low-level WC.
<i>Staircase from hall to first floor landing</i>	
<u>Landing:</u>	At half landing, UPVC double-glazed frosted window to side aspect. At landing level, coved and textured ceiling with ceiling light point and hatch providing access to loft via pull-down ladder. Double panelled radiator.
<u>Bedroom One:</u>	<u>14' x 11' 10 / 4.27m x 3.60m (approx')</u> . Coved and textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator. Full length fitted wardrobes with hanging rails and shelving.
<u>Bedroom Two:</u>	<u>13' 7 x 12' 2 / 4.14m x 3.71m (approx')</u> . Coved and textured ceiling with ceiling light point. UPVC double-glazed window to front aspect and twin double panelled radiators. Fitted wardrobe with hanging rail and shelved storage.
<u>Bedroom Three:</u>	<u>10' 1 x 8' 8 / 3.07m x 2.64m (approx')</u> . Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect and single panelled radiator. Fitted wardrobe.
<u>Bedroom Four / Office:</u>	<u>9' 2 x 6' 2 / 2.79m x 1.88m (approx')</u> . Coved and textured ceiling with ceiling light point. UPVC double-glazed window to front aspect and single panelled radiator.
<u>Bathroom:</u>	<u>7' 9 x 6' 4 / 2.36m x 1.93m (approx')</u> . Plain ceiling with recessed down lighting and fitted extractor. Two UPVC double-glazed frosted windows to side aspect. Panelled bath with shower mixer tap, Pedestal wash hand basin with mixer tap. Low-level WC. Corner mounted shower cubicle with thermostatic shower valve. Ladder style heated towel rail. Tiled walls and tiled flooring.
<u>Rear Garden:</u>	To a southerly aspect. Partly laid to patio with the remainder laid to lawn. Established borders, screening shrubs and hard standing patio for garden shed.



