



# Roberts

Sales, Lettings & Block Management

## SEMI-DETACHED HOUSE

## £375,000



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

### **\* Semi-Detached House with Cottage Charm \***

- \* No Forward Chain \* 95 Sq'M \* Three Bedrooms \*
- \* Feature Lounge Through Dining Room \*
- \* Kitchen / Breakfast Room Overlooking Garden \*
- \* Family Bathroom \* Driveway \* Lean-to Store \*
- \* Superbly Presented Landscaped Garden \*
- \* **Council Tax Band C** \* **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.

## **Nortoft Road, Charminster, Bournemouth, Dorset, BH8 8QA**

Glazed front door leads into porch with further glazed door leading into:

**Entrance Hallway:** Plain ceiling, feature ceiling light points and panelled radiator. Cupboard housing electric meter and consumer unit. Stripped wood flooring. Archway leads to open plan lounge through dining room:

**Lounge Through Dining Room: 25' 2 x 14' 6 max' / 7.68m x 4.42m (approx').**

**Dining Room:** Plain coved ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Feature panelled radiator and stripped wood flooring. Archway to:

**Lounge:** Plain coved ceiling with ceiling light point. UPVC double-glazed casement doors to garden. Feature fire surround with flame effect gas fire. TV/media point. Recessed under stairs storage area. Panelled radiator and stripped wooden flooring.

**Kitchen / Breakfast Room:** **18' 7 x 7' 5 / 5.66m x 2.26m (approx').** Plain ceiling with recessed down lighting and pendant light point. UPVC double-glazed windows to side and rear aspects with UPVC door leading to garden. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated five-burner gas hob with cooker hood. Integrated one-and-a-half electric oven & microwave. Integrated dishwasher, space for fridge / freezer & space and plumbing for washing machine. Cupboard housing gas central heating combination boiler. Panelled radiator and tiled flooring.

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

**Landing:** Split level with papered ceiling and ceiling light point. Hatch provides access to loft.

**Bedroom One:** **12' 2 x 9' 11 / 3.70m x 3.01m (approx').** Coved and textured ceiling. Ceiling light point. UPVC double- window to rear aspect. Fitted wardrobes. Panelled radiator.

**Bedroom Two:** **10' 10 x 9' 11 / 3.30m x 3.01m (approx').** Papered ceiling. Ceiling light point. UPVC double-glazed window to front aspect. Fitted wardrobes. Panelled radiator.

**Bedroom Three:** **10' x 7' / 3.05m x 2.13m (approx').** Coved and textured ceiling with ceiling light point. UPVC double- window to rear aspect. Fitted cupboard. Panelled radiator.

**Bathroom:** Plain ceiling with recessed down lighting and extractor. Frosted UPVC double-glazed window to front aspect. Panelled bath, glass shower screen, thermostatic shower valve and mixer tap. Concealed cistern WC. Vanity unit with inset wash hand basin Fully tiled walls, tiled flooring and heated chrome ladder style towel rail.

**Front of property:** Walled front garden laid to block paving. Dropped pavement providing driveway parking. Door to lean to access to rear garden.

**Storage Lean-to:** **24' 1 x 4' 3 / 7.34m x 1.30m (approx').** Timber built sheltered space shared with neighbouring property with front and rear door acting as a passageway to garden.

**Rear Garden:** To a southerly aspect laid partially to patio with the remainder laid to lawn. An impressive array of mature and established trees bushes and shrubs.







