

FOR SALE



Castle Lane East, Bournemouth, BH7
Asking Price Of £670,000


MARTIN & CO



Castle Lane East, Bournemouth BH7

4 Bedrooms, 2 Bathroom
Asking Price Of £670,000

- LARGE DETACHED HOUSE
- GRAND ENTRANCE HALLWAY
- SPACIOUS KITCHEN
- LARGE REAR GARDEN
- PARKING FOR MULTIPLE CARS

Martin and Co are pleased to offer to the market this **uniquely large detached family home** boasting over 2,000sqft (169sqm) of living space and set on a generous size plot. The property is ideally located close to Bournemouth Royal Hospital, J.P. Morgan, Tesco Supermarket, Golf Course and The Village Hotel Gym and Spa.

The in/out driveway offers easy access to the property and is a nice feature, with space for **multiple vehicles**. You will also find steps leading up to the front door and porch area. There is an electronic access panel to gain entry to the house and door to the **garage**.

As we step inside we are greeted with **grand entrance hallway** that provides access to all principles rooms on the ground floor. To the left you will find access to the garage and under stair storage cupboard. To the right, there is a **large reception room** that would make a nice snug or family room with added bay window area. The **wide staircase** is a true feature of the house and really connects the ground floor to the first. Across the hall there is a very stylish black ground floor tiled bathroom with full size P-shaped bathtub, overhead rain shower, traditional shower head attachment, glass shower screen, vanity unit, white sink and white W/C.



The kitchen is a very generous size providing plenty of storage space both under counter and overhead. There is ample space for all the mod cons a kitchen needs, boasting space for a large **American style fridge freezer**, washing machine, dish washer, eye level oven and gas hob. The kitchen also overlooks the **south facing rear garden** accessed via a set of double doors.

There is a secondary external door leading out to the side of the property.

The **second reception room** to the rear also overlooks the rear garden that offers a character stained glass window, bay window area with doors leading out the garden and feature wall. This also makes for a great family room or ideal dining space for when entertaining guests.

As we make our way up the magnificent **wide original staircase** we find a large feature stained glass window providing a lot of light and character, before we even reach the first floor landing. The **first bedroom** on the right is a really great size room that boasts its very own

balcony overlooking the driveway, road, and woodlands at the front of the property. There is plenty of room for all the bedroom furniture and the added features in here are an **original fireplace**, side aspect character windows and large bay window area with more stained glass windows, not forgetting the character sink.

There is **another full size family bathroom** boasting stylish tiles on the floor and surrounding the very large bathtub. The bathroom also boast a separate freestanding shower unit, and hand wash basin with storage and large chrome heated towel rail.

The **master bedroom** is a great space with ample room for wardrobes, a **king size bed** and additional bedroom furniture. There are side aspect stained glass windows proving character and light to the room. There are a **further two bedrooms** with plenty of natural light and space, comfortable amounts of space which would make ideal spaces for children of all ages and adults.



The rear garden will be a real winner to all that use it, is quite secluded so you won't be over looked. Boasting a **patio area with pergola** and large seating area, space for the hot tub, space for the children's play house, swings and all important trampoline.

The property also benefits from a **garage** which is currently being used for storage but could be converted into an **annex** for a loved one ore to be rented out for an added income stream.

The property would make a truly great home for families with children of all ages. Access to motorways are but a short drive away, and the property sits in very close proximity to Bournemouth Hospital, J.P. Morgan, Bournemouth Town Centre, Castlepoint shopping centre and Christchurch. Bus stops are situated on either side of the street and make getting about town very straight forward.

Agent's Notes:
Tenure - Freehold
Council Tax Band - E

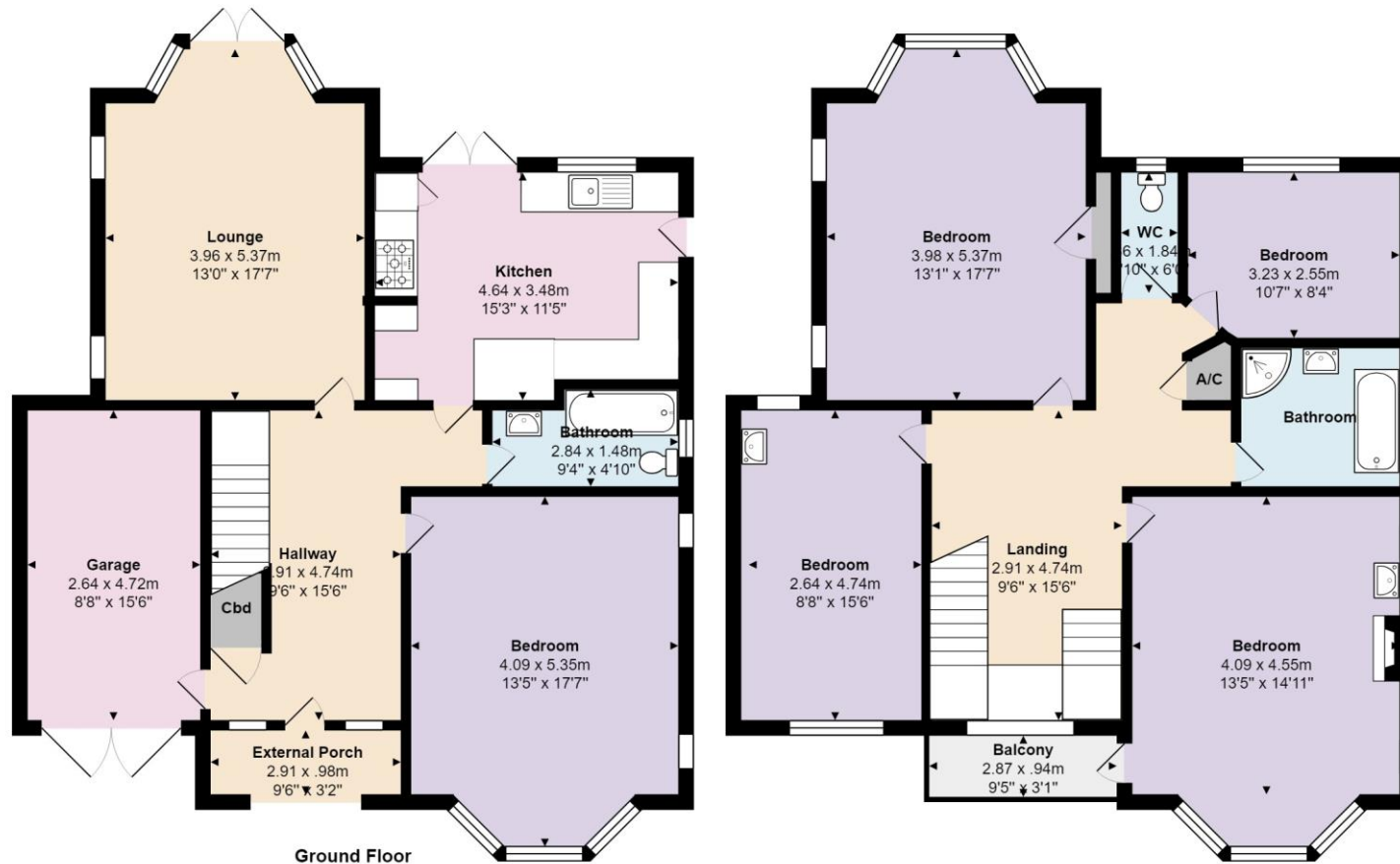
1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 186.1 m² ... 2004 ft²

All measurements are approximate and for display purposes only



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



