

Property Location Charminster



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Pine Road, Bournemouth

Asking Price Of £475,000

Martin & Co Bournemouth
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<http://www.bournemouth.martinco.com> **MARTIN&CO**



Freehold Detached House

3 Bedrooms

2 Stylish Bathrooms

Modern Condition Throughout

Great Catchment for Schools

Off Street Parking For 3 Cars

Modern Open Plan Kitchen

South Facing Garden

Great Rear Aspect Views

Perfect Family Home

Gas Central Heating

Council Tax Band D



Why you'll like it

Martin and Co welcome to the market this wonderfully modernised detached family home. The property is located in a residential street just a short distance from all the local amenities and services of Charminster, with Winton just 0.9 miles away. The property also provides easy access to Bournemouth Hospital, Castle Point Shopping Centre, Bournemouth Town Centre and motorways.

Adequately situated within a number of school catchment areas parents are spoilt for choice with the Primary and Secondary schools nearby.

The house offers 1246sqft of internal living space reworked by the current home owners to create a stylish, versatile and very functional home.

To the front of the property there is a stone driveway with off street parking for 3 cars. As we enter the property we step into the entrance hallway leading us to all principle rooms on the ground floor and staircase to the first floor.

To the left of the hallway there is a handy utility space with room for both the washing machine and the dryer. Beyond that we find the stylish ground floor shower room with tiled floor and walls, walk-in shower, white W/C, white hand wash basin, and heated chrome towel rail.

The spacious modern open-plan kitchen comprises of over and under counter cupboards finished in a white gloss. Cooking is made easy with 2 Bosch ovens, a 4 burner gas hob, extractor fan and dark worktops. Double doors lead you out on to the garden space with the kitchen boasting an additional cozy seating area ideal for any occasion. Adjacent to the kitchen is the properties dining room. The perfect space for entertaining family and friends in. Both the kitchen and dining room offer views out over the rear garden and the wider area.

The well-proportioned lounge is a great place to relax and unwind in. The lounge is complemented by the large bay window, venetian blinds and feature open fire place. A truly great space to enjoy time in with family and friends.

As we make our way upstairs to the first floor we find three bedrooms and the second of the two bathrooms. The luxurious family bathroom boasts a 3 Piece bathroom suite, including white W/C, white hand wash basin and large white bathtub with shower attachment. The floor and walls surrounding the bathtub are tiled.

All three bedrooms are stylishly decorated with the master bedroom offering a feature wall, carpeted floor and amazing views of the surrounding area.

A large loft space ideal for future development or to be used for storage, completes the upstairs.

As we make our way out into the south facing rear garden, we step down on to the large sheltered patio area, ideal for entertaining or just for relaxing out in the sun. The garden itself is tiered across three levels and offers a combination of stone, patio and a grassed section. There are amazing views of the surrounding area from the property, not to be missed.

Accessed via the garden on the lower ground floor is an additional reception room. This unique space could be used as an additional bedroom for guests, office space, Sun Room, arts and crafts room, for storage or a children's play room.

The property makes for a great family home and is a must see property. Call NOW to book your VIEWING.

Agent Notes
Tenure - Freehold
Council Tax Band - D
EPC - D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

