



## 11 Chickerell Close

Muscliffe, Bournemouth, BH9 3QX

Asking Price £344,950





Road Map



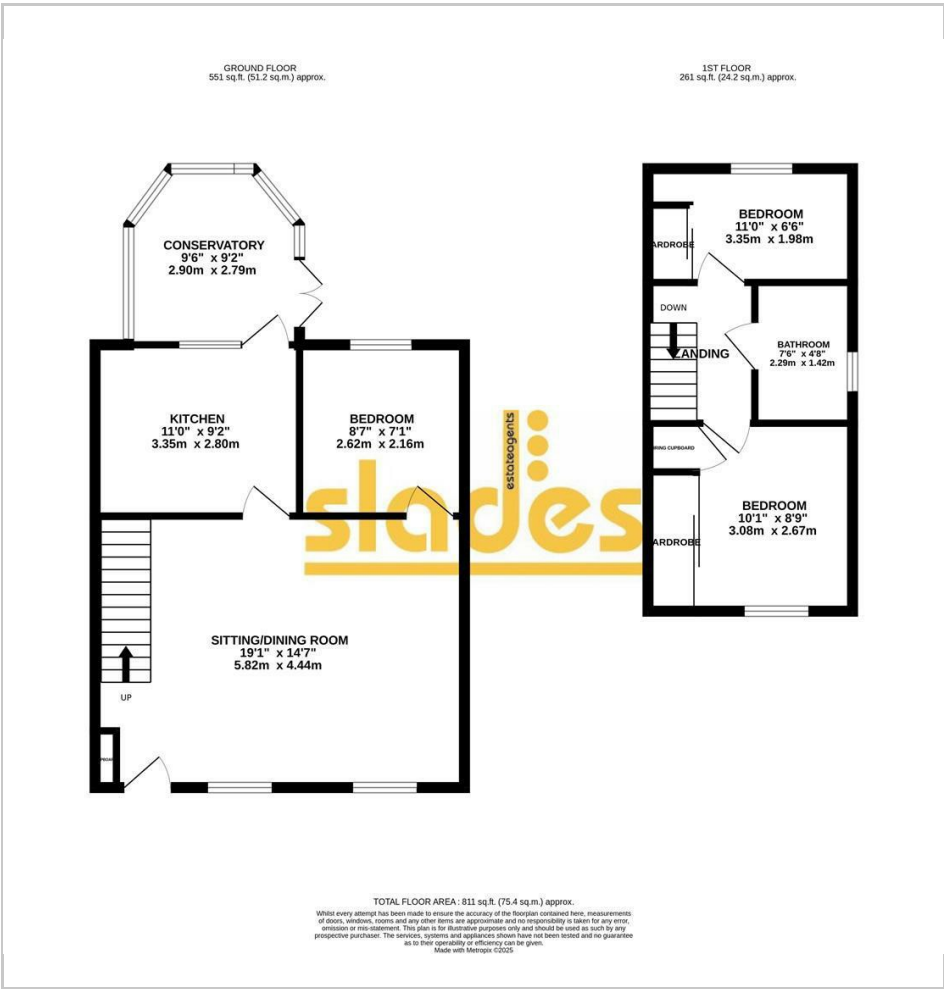
Hybrid Map



Terrain Map



Floor Plan



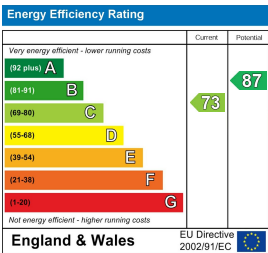
- Extended Semi Detached Family Home within BH9 Location
- 19ft Lounge/Dining Room
- Modern Kitchen
- Ground Floor Bedroom
- uPVC Victorian style Conservatory
- Two Bedrooms with Built In Wardrobes
- Bathroom
- Private Rear Garden & Parking
- Sought After Cul De Sac Location
- Excellent School Catchment Area

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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**An extended and well presented 3 bedroom semi detached family home situated within this cul de sac location in Muscliffe.**



The accommodation with approximate room sizes comprises of a modern composite entrance door leading to the

#### LIVING ROOM

19'1 x 14'7 (5.82m x 4.45m)

extended open plan living area with a mixture of pendant and spotlights, full height corner CLOAKS CUPBOARD also housing the electric consumer unit, gas and electric metres. Useful understairs storage cupboard, two convectional radiators and two uPVC double glazed windows to the front elevation. Wall thermostat for central heating. Doors to

#### KITCHEN

11' x 9'2 (3.35m x 2.79m)

having a modern ceiling light fitting and extensive range of matching wall and base level 'Shaker' style kitchen cabinets with roled edge working surfaces and modern tiled splashbacks incorporating a five burner 'Russell Hobbs' gas hob with glass and stainless-steel chimney style extractor over and fitted undercounter 'Samsung' double electric oven. One and a quarter bowl single stainless-steel sink with chrome monobloc tap over. Tall larder style cupboard, breakfast bar area, and space and plumbing for dishwasher and full-size American style fridge-freezer. Ceramic tiled flooring and uPVC double glazed window with a adjacent half glazed trades door into the rear 'Victorian' style uPVC conservatory.

#### CONSERVATORY

9'6 x 9'2 (2.90m x 2.79m)

Victorian style uPVC conservatory with floor to ceiling double glazing and casement doors leading to rear

garden. Utility area with space and plumbing for washing machine and tumble dryer.

#### GROUND FLOOR BEDROOM THREE

8'7 x 7'1 (2.62m x 2.16m)

being a generous size with inset LED spotlights, convection radiator and uPVC double glazed windows overlooking the rear garden.

an open treat staircase from the living area leads to FIRST FLOOR LANDING with pendant lights, smoke alarm and access to loft space. Doors to

#### MASTER BEDROOM

10'1 x 8'9 (3.07m x 2.67m)

having a central pendant light, uPVC double glazed windows to the front elevation and modern sliding door wardrobes providing both hanging and shelving space with central mirrored panel. Useful storage/airing cupboard housing the factory lagged hot water cylinder and ample slatted shelving providing useful airing space.

#### BEDROOM TWO

11' x 6'6 (3.35m x 1.98m)

central pendant light, convection radiator, uPVC double glazed window overlooking the rear garden and modern built-in floor to ceiling sliding door wardrobes providing both hanging and shelving space.

#### BATHROOM

7'6 x 4'8 (2.29m x 1.42m)

Ceiling light, extractor unit and frosted glazed uPVC window to the side elevation. Fully tiled walls and ceramic tiled floor. Modern white suite comprising of a panel enclosed bath with centrally mounted water fall

style thermostatic controlled filler valve and thermostatic controlled wall shower over bath. Pedestalled wash handbasin with chrome monobloc tap and close coupled WC with central flush. Ladder styled heated towel rail.

#### OUTSIDE

The front of the property has OFF ROAD PARKING to the front of the property and a small lawned front garden area with a pathway leading to front door.

To the rear of the property there is a good sized private garden partially walled with side gate access. The rear garden is predominately laid to lawn with patio areas and a useful garden shed and bin storage area.

