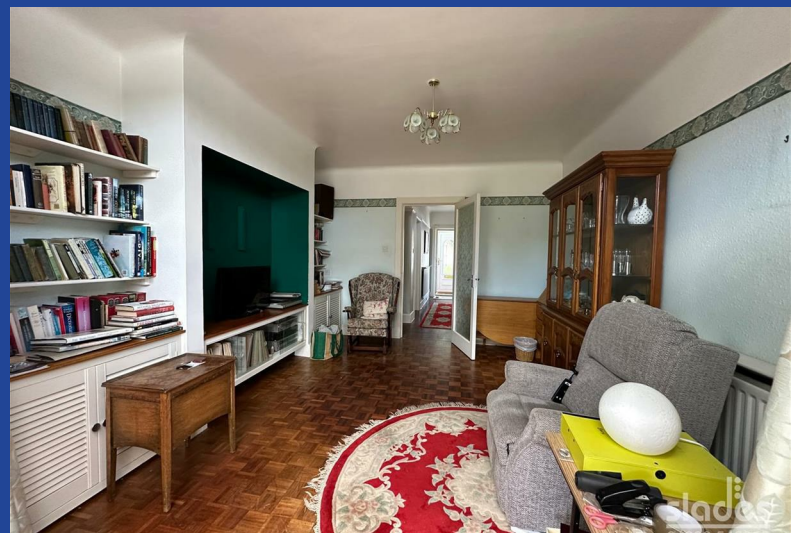




66 Norton Road

Talbot Park, Bournemouth, BH9 2PY

Offers In The Region Of £550,000



Road Map



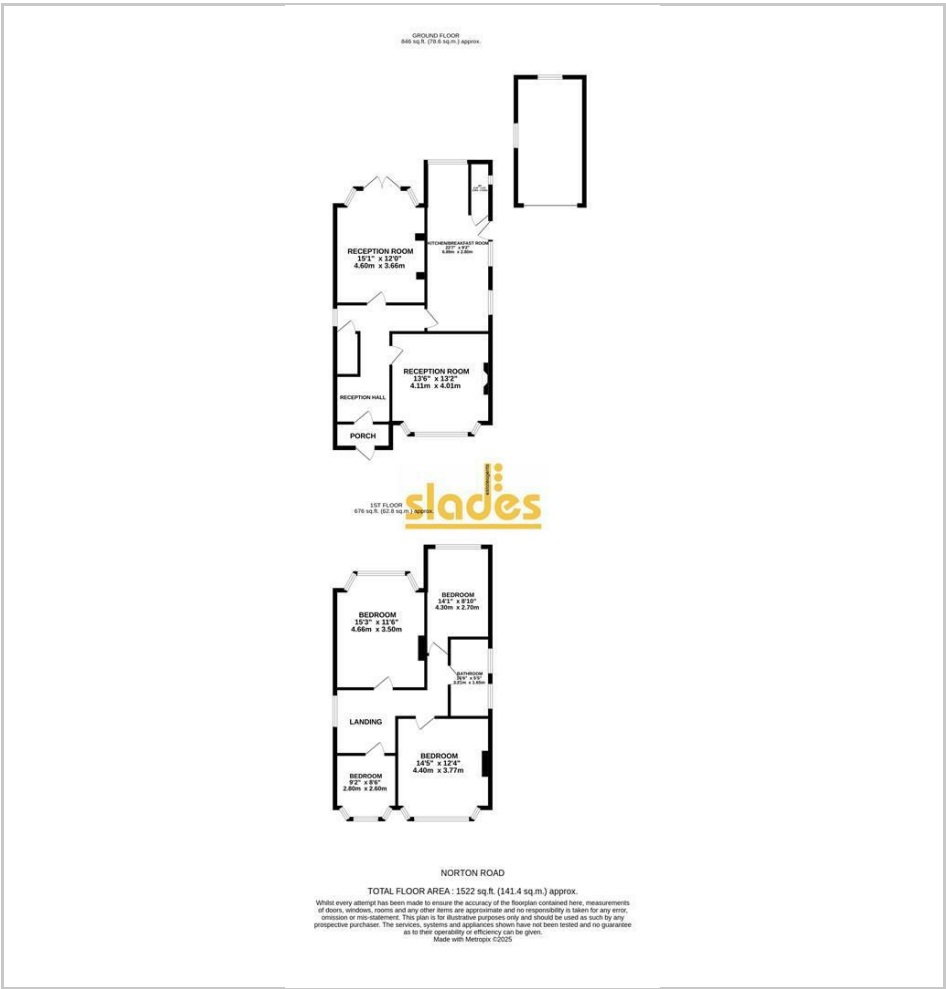
Hybrid Map



Terrain Map



Floor Plan



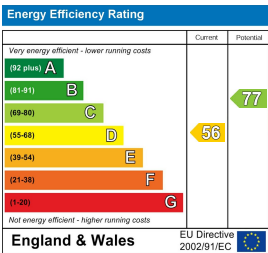
- FANTASTIC 4 BEDROOM FAMILY HOME WITH BAGS OF POTENTIAL
- BEAUTIFUL 90FT SOUTHERLY FACING GARDEN
- NEW ROOF IN 2015
- 22FT KITCHEN BREAKFAST ROOM
- LARGE DINING/ FAMILY ROOM
- LIVING ROOM
- 4 GOOD SIZED BEDROOMS
- SPACIOUS BATHROOM
- DETACHED GARAGE
- VIEWING ESSENTIAL TO APPRECIATE WHAT THIS PROPERTY OFFERS

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**** NO FORWARD CHAIN ** A DECEPTIVELY SPACIOUS 4 BEDROOM FAMILY HOME IN THIS SOUGHT AFTER RESIDENTIAL AREA BOASTING ENVIABLE ACCOMODATION AND A LARGE SOUTHERLY REAR GARDEN. ** SOME MODERNISATION REQUIRED ****



The accommodation with approximate room sizes comprises of a uPVC double glazed ENTRANCE PORCH with Georgian glazed door, surround glazing and ceramic tiled floor. Original feature stained and leaded glazed panelled door with matching glazed side screen to

RECEPTION HALL

15'9" x 7'4" (4.82 x 2.25)

with naturally coved ceiling, pendant light and picture rail. 'Parquet' style flooring, radiator with mantal over and useful understairs STORAGE CUPBOARD. Further frosted glazed window to the side elevation. Doors to

FRONT RECEPTION ROOM / LIVING ROOM

13'6" x 13'2" (4.11m x 4.01m)

having naturally coved ceiling, picture rail, central pedant light, radiator within uPVC double glazed bay window and decorative stone fireplace with fitted 'Living Flame' gas fire.

REAR RECEPTION ROOM / DINING ROOM/ FAMILY ROOM

15'1" x 12' (4.60m x 3.66m)

having naturally coved ceiling with central pendant light, radiator and built in units to either chimney recess. uPVC double glazed bay window to the rear elevation with central casement doors leading out onto the covered patio area and garden beyond.

KITCHEN / BREAKFAST ROOM

22'7" x 9'0" (6.89 x 2.75)

having a coved and textured ceiling with light fittings. A mixture of uPVC and original timber windows to the rear and side elevations together with a uPVC trades

door. Extensive range of solid wood wall and base level cabinets with rolled edge working surfaces with tiled splash backs including a extended breakfast bar area with glazed display cabinet over. Also incorporating a four ring 'Bosch' induction hob with integrated extractor hood over and space for freestanding cooker. 1 ¼ bowl stainless steel sink with chrome monoblock tap over, space and plumbing for automatic washing machine and tumble dryer or dishwasher. Ceramic tiled floor. Wall hung 'Glowworm' ultimate gas central heating boiler. Radiator Door to

GROUND FLOOR CLOAK ROOM

with ceiling light and frosted glazed window to the side elevation. Part tiled walls and a white suite comprising of a close couple WC and wall hung hand wash basin.

From the reception hall the stairs lead to the BRIGHT AND SPACIOUS FIRST FLOOR LANDING having a naturally coved ceiling with pendant lighting. Original decorative stained and leaded glazed picture window to the side elevation and doors to

BEDROOM ONE

15'3" x 11'6" (4.65m x 3.51m)

having a naturally coved ceiling and pendant light, picture rail, radiator within uPVC double glazed bay window to the rear elevation.

BEDROOM TWO

14'5" x 12'4" (4.39m x 3.76m)

having a naturally coved ceiling and pendant light, picture rail and radiator within uPVC double glazed bay window to the front elevation.

BEDROOM THREE

14'1 x 8'10 (4.29m x 2.69m)

with pendant light, two radiators and uPVC double glazed window to the rear elevation.

BEDROOM FOUR

9'2 x 8'6 (2.79m x 2.59m)

with pendant light, picture rail, radiator and uPVC double glazed bay window to the front elevation.

BATHROOM

10'5" x 5'6" (3.2 x 1.69)

being of a generous size with textured ceiling and light fitting, part tiled walls with decorative inserts and dado style tile. Two frosted glazed windows to the side elevation and a coloured suite comprising of close couple WC, bidet, pedestal wash hand basin with chrome quarter turn taps and walk in bath / shower unit, chrome heated towel rail.

OUTSIDE

There is a decorative, very well maintained front garden area which is enclosed behind a low level brick wall with wrought iron gates providing vehicle access and AMPLE OFF ROAD PARKING on the driveway which

continues through a pair of gates alongside the right side of the property towards the DETACHED GARAGE at the rear.

Immediately abutting the rear of the property there is a good sized patio area which is covered with access from the family / dining room. The remainder of the garden is fully enclosed by a mixture of panel fencing and wall and has approximately 80ft in depth with a well stocked and well maintained shrubs. Towards the rear end there is a further patio area and a garden shed.

GARAGE

16'11" x 9'0" (5.18 x 2.76)

with an up and over door and dual aspect windows to the rear and side elevations.

TENURE

We understand the property is FREEHOLD.



