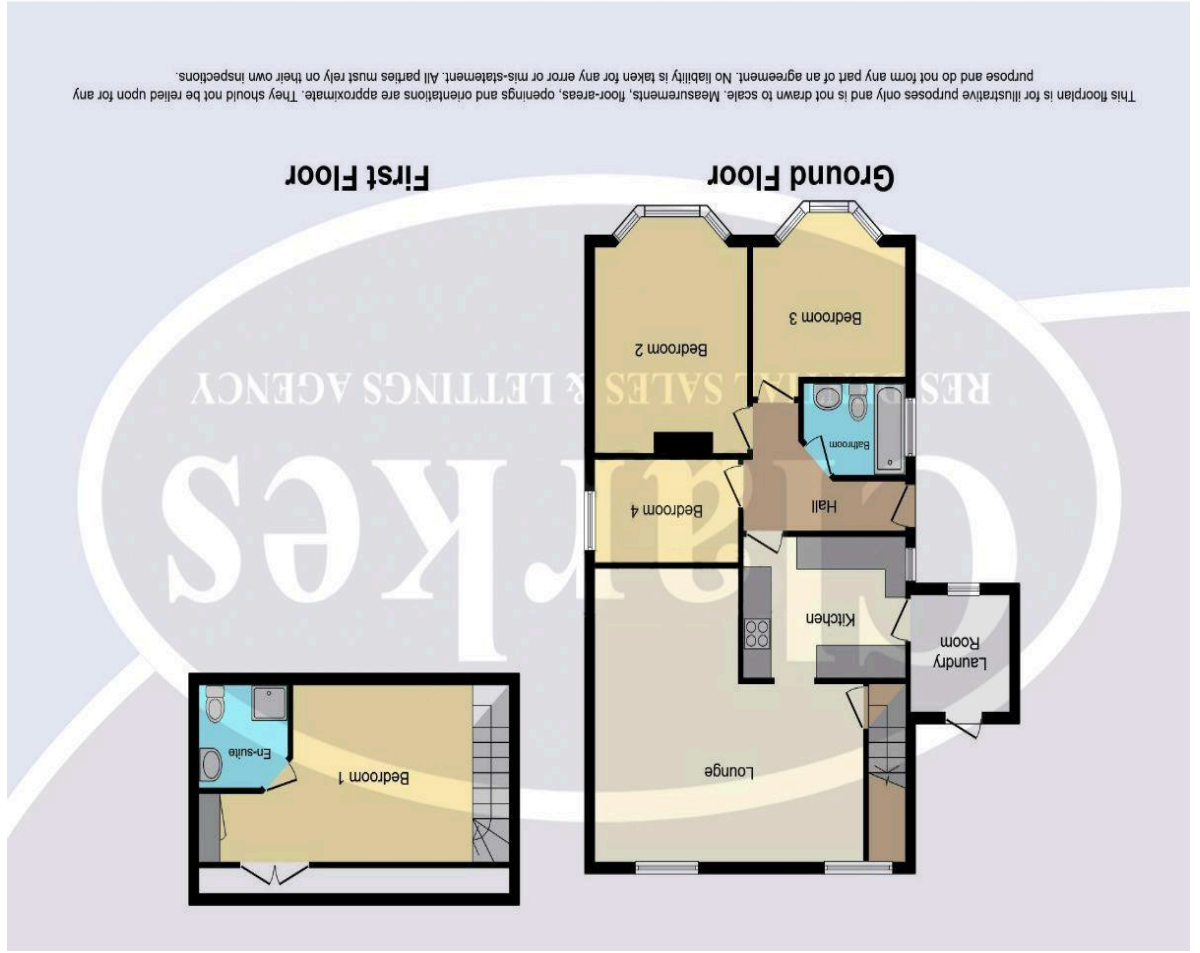


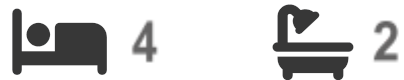
Energy Efficiency Rating	
Potential	Current
83	70
England, Scotland & Wales EU Directive 2002/91/EC Very energy efficient - lower running costs Not energy efficient - higher running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	



Hill View Road, Bournemouth, Dorset



# Hill View Road, Bournemouth, Dorset



Clarkes are excited at introducing this immaculate four-bedroom, split-level bungalow with modern fixtures and fittings throughout! Boasting contemporary living, this family home is located in the prime Red Hill Drive area, perfect for school catchments and an ideal opportunity to upsize into a modern family residence. Securely tucked away at the end of a no-through road, this property offers privacy and tranquillity.

This home features ample off-road parking for several vehicles, including space for a camper or work van if needed.

Indoors, the stylish and spacious layout is designed for comfortable family living, while outdoors, a private, sun-trapped southerly facing garden hosts a hot tub and an outside bar, perfect for relaxation and entertaining.

As you step through the front door, the hallway provides access to three of the four bedrooms and the family bathroom, which includes a bath with a thermostat shower, a white contemporary suite, storage below the sink, a heated towel rail, and floor-to-ceiling tiles.

The large, contemporary open-plan dining and lounge area, with its neutral palette, is bright and airy due to the southerly aspect and offers views of the private garden.

The kitchen is well-equipped with integrated appliances, including a fridge, freezer, electric oven, gas hob, and extractor.

Adjacent to the kitchen is a utility room with ample storage cupboards and access to the washing machine, conveniently opening onto steps leading down to the garden.

Downstairs, the master bedroom features an en-suite bathroom with a walk-in shower and chrome heated towel rail, also allowing convenient ease of use for after your hot tub dip!

This home offers the perfect blend of contemporary indoor living and luxurious outdoor amenities in a highly sought-after location.

## ROOM SIZES:

Lounge 17' 7" x 17' 7" ( 5.36m x 5.36m )  
Kitchen 11' 5" x 8' 8" ( 3.48m x 2.64m )  
Bedroom One 10' 6" x 15' 6" ( 3.20m x 4.72m )  
En Suite 5' 9" x 6' 2" ( 1.75m x 1.88m )  
Bedroom Two 12' 5" x 10' 9" ( 3.78m x 3.28m )  
Bedroom Three 7' 11" x 10' 10" ( 2.41m x 3.30m )  
Bedroom Four / Study 10' 1" x 6' 2" ( 3.07m x 1.88m )  
Bathroom 5' 6" x 7' ( 1.68m x 2.13m )  
Utility Room 6' x 5' 3" ( 1.83m x 1.60m )

AREA: The Redhill area is a small and sought after residential area (more or less defined by the Post Code BH10 6) which borders Redhill Common. Redhill Common is a Green Flag winning park and heathland. There is a Play Park and a Café. The River Stour and Stour Valley Nature Reserve is a short walk north and Slades Farm Recreation Park a short walk to the South. The residential area is known for having spacious mostly detached properties on tree lined avenues. There is a parade of local shops and a primary school in Hill View Road. The very successful Winton & Glenmoor Academy Secondary School is a short walk away.

**SPLIT LEVEL BUNGALOW (steps)**

**FOUR BEDROOMS**

**IMMACULATE and MODERN**

**AMPLE PARKING SPACE**

**HOT TUB and BAR!**

**SOUTHERLY PRIVATE GARDEN**

**TWO BATHROOMS**

**UTILITY ROOM**

**Council Tax Band D**

**Guide Price £450,000**



**Clarkes Properties - 696 Wimborne Road, BH9 2EG**

Tel: 01202 533377 Email: [enquiries@clarkesproperties.co.uk](mailto:enquiries@clarkesproperties.co.uk)  
[www.clarkesproperties.co.uk](http://www.clarkesproperties.co.uk)

All rooms have been measured with electronic laser and are approximate only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Clarkes Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.