

Energy Efficiency Rating



## HILL VIEW RD, By The Paddocks





DEALLY SUITED to a couple wanting spacious peaceful accomodation. SCOPE to reinstate 3rd Bedroom if needed. Entrance Porch - a very practical space with custom built in storage and separate doors to Internal Workshop and the Main Entrance to the house. Entrance Hall - Hard flooring through the central hallway with doors to kitchen, dining room and lounge

Kitchen 16' 2" x 8' 11" ( 4.93m x 2.72m ) - A bright, spacious and stylish fitted kitchen with worktops on both sides, integrated breakfast bar and recessed feature Range Cooker and extractor.

Utility/Cloakroom - a handy Utility space with basin and WC Dining Room / Spare Room 14' 3" x 12' + Bay ( 4.34m x 3.66m + Bay ) - a spacious room with large window to the front anda feature bay window to the side

Lounge / Diner 21' 9" x 11' 10" + Bay ( 6.63m x 3.61m + Bay ) - another bright room with window at the side and feature bay window to the rear.

Conservatory 9' 11" x 8' 9" ( 3.02m x 2.67m ) - a lovely bright room for enjoying the landscaped garden with windows on 3 sides. Stairs & Landing Carpeted stairs onto Landing with custome built in storage.

Bedroom 1 11' 11" x 14' 9" ( 3.63m x 4.50m ) A grand master bedroom with lots of windows and great views. Built in fitted wardrobes.

Bedroom 2 14' 3" x 12' ( 4.34m x 3.66m ) Another big room with window to the side and built in storage.

Study / Guest Bedroom 9' 2" x 4' 10" ( 2.79m x 1.47m ) Ideal home office or single guest bedroom Bathroom A very spacious and very well equiped bathroom with free standing bath and double shower enclosure with luxury shower.

Workshop 11' 10" x 10' 11" ( 3.61m x 3.33m ) Integrated workshop with garden or porch access, power and lighting.

Outside - Fully landscaped all around the plot providing practical enclosed spaces to separate the parking from pathways around the property to enjoy great viewis, seating and patio areas. 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.

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## 1755 sq ft

2 large receptions PLUS conservatory PLUS

SEPARATE UTILITY

INTEGRATED WORKSHOP / STORE

EXTENSIVELY REFURBISHED & MODERNISED

LANDSCAPED GARDENS

Private & spacious gated plot

**CURRENTLY** arranged as 2 Bed

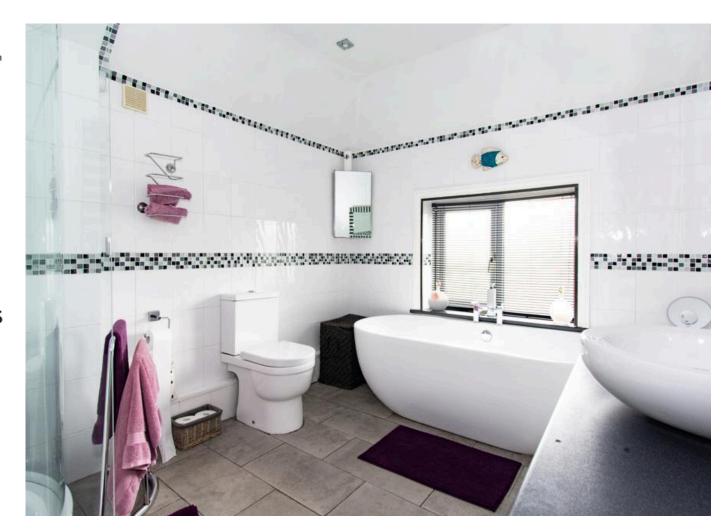
Council Tax Band D

## Offers **Excess** Of £480,000









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

Tel: 01202 533377 Email: enquiries@clarkesproperties.co.uk www.clarkesproperties.co.uk

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