



**Q** | Quinn & Co  
ESTATE AND LETTING AGENTS

## Charminster Road, Bournemouth

- Four double bedroom double fronted detached house
- Blocked paved front garden providing ample parking
- Detached garage
- Downstairs WC + ensuite

**£595,000**

EPC Rating 'TBC'





## Property Description

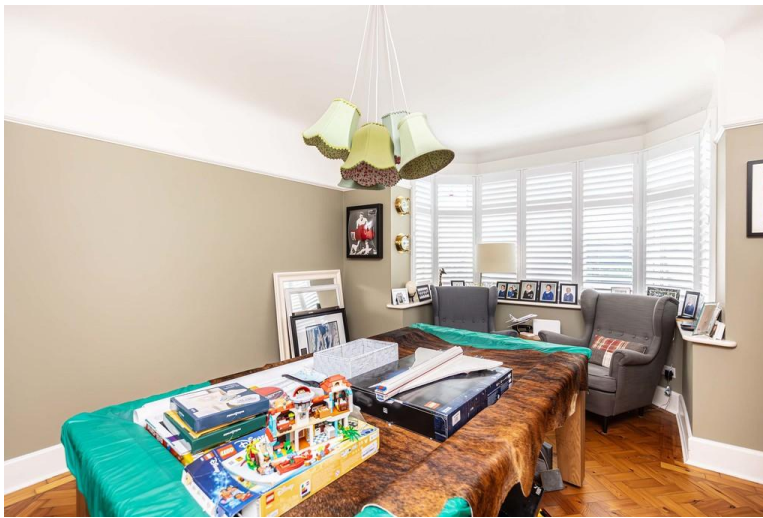
A very spacious and characterful four double bedroom, two bathroom, two reception room detached family home, ideally situated within close proximity to Bournemouth Grammar School.

This impressive double bay-fronted property welcomes you with a generous entrance hallway with leaded picture windows, featuring a wide, returning staircase to the first floor, along with a useful adjoining front porch.

The front aspect lounge benefits from a large bay window, creating a bright and inviting living space. A separate dining room features a charming brick fireplace with log burner and double doors opening onto the rear patio-perfect for entertaining.



The kitchen/breakfast room is flooded with natural light from multiple windows and offers direct access to the side driveway. It is well-equipped with ample storage cupboards and worktop space, an integrated dishwasher, and space for an American-style fridge/freezer, range cooker, and washing machine. A convenient downstairs WC completes the ground floor.



Upstairs, the property offers four well-proportioned double bedrooms. The impressive principal bedroom measures over 18ft and features a large bay window. Bedroom two overlooks the rear garden and benefits from an en-suite shower room. Bedroom three, also overlooking the garden, measures over 16ft, while bedroom four enjoys a front-facing bay window. A modern, luxury family bathroom with freestanding bath and separate shower completes the first floor.

Externally, the front garden has been block paved to provide ample off-road parking. Double gates to the side lead to a detached garage. The rear garden features a large patio area, ideal for entertaining and barbecues, with the remainder laid to lawn and a designated play area at the far end.

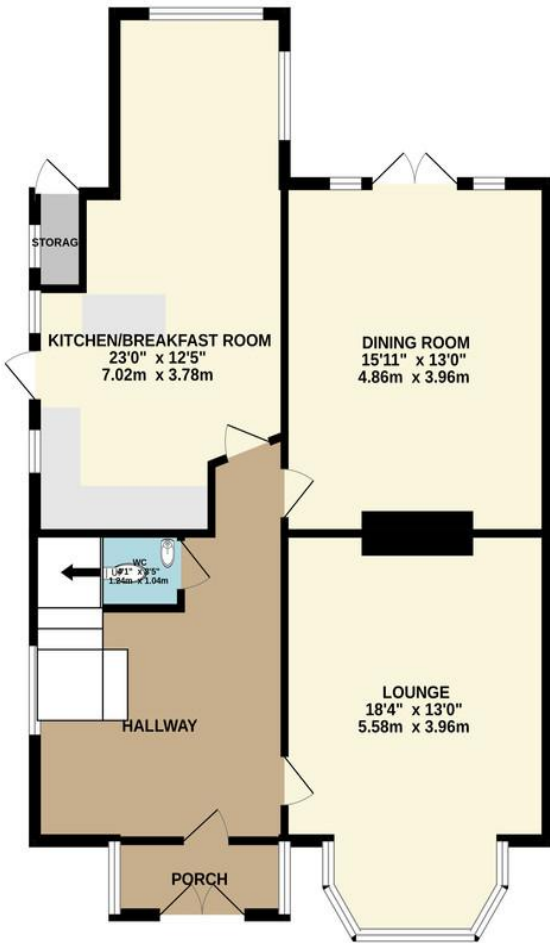
This exceptional home must be viewed to fully appreciate the space and accommodation on offer.



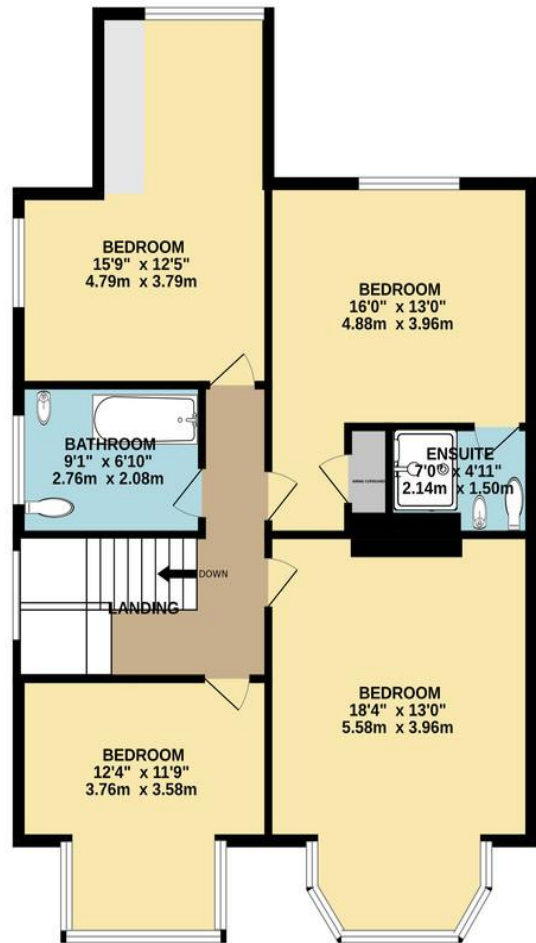




GROUND FLOOR  
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR  
880 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA: 1755 sq.ft. (163.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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