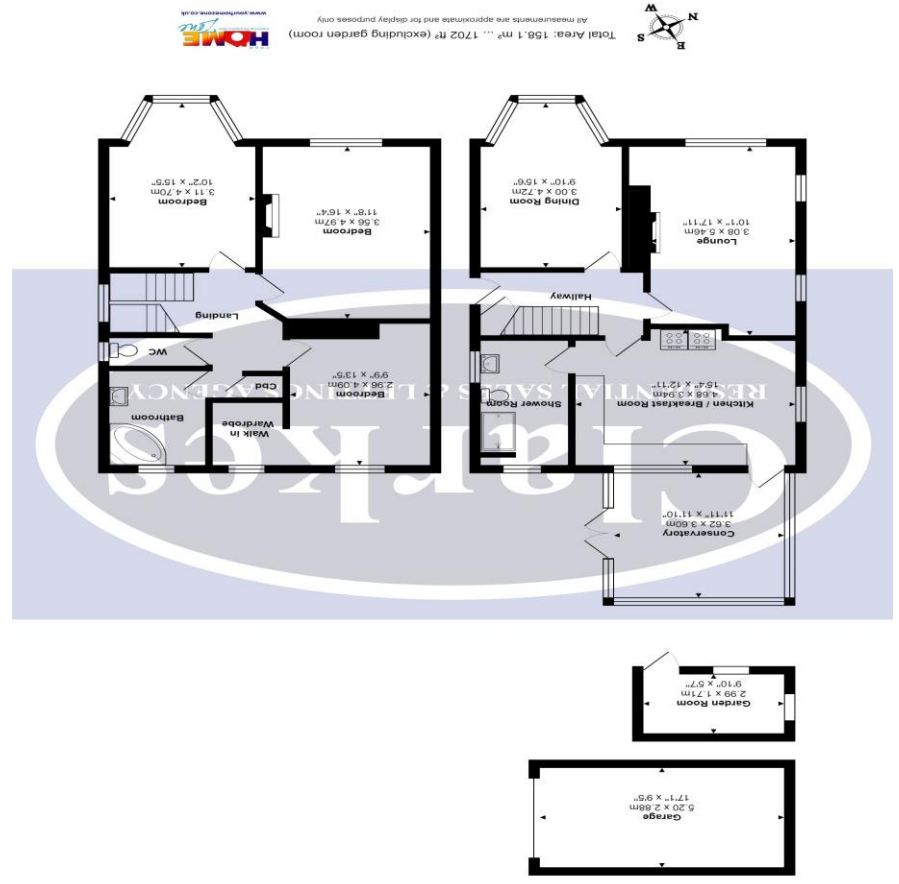


England & Wales		EU Directive 2002/91/EC
Very energy efficient - lower running costs	A (92-100)	
	B (81-91)	
	C (69-80)	
	D (55-68)	
	E (39-54)	
	F (21-38)	
Not energy efficient - higher running costs	G (1-20)	
Current	81	65
Potential		



Norton Road, Bournemouth



Presenting this charming three-bedroom detached family home on Norton Road in the desirable area of Winton. With the added features of two bathrooms, a garage, and a conservatory, this property offers both comfort and convenience. It is conveniently located within walking distance of Moordown St Johns Primary School, Glenmoor & Winton Academies, and local amenities.

Upon entering through the side aspect double glazed door, you are welcomed into the entrance hall. The hallway features painted and papered walls with a dado rail, carpet flooring, pendant lighting, and an under stairs storage cupboard.

The dining room boasts front aspect double glazed box bay windows, painted walls, a textured ceiling, carpeted flooring, power and TV points, and pendant lighting.

The living room offers a spacious retreat with dual aspect double glazed windows, a textured ceiling, papered walls, and a carpeted floor. It includes a feature fireplace with an electric fire, TV point, wall lights, a radiator, and power points.

The sizeable kitchen features dual aspect windows and a door providing access to the conservatory. It comprises traditional style base and wall units, a recessed area for a range cooker, and space for a fridge freezer, washing machine, and dishwasher. The kitchen also offers laminate worktops with tiled splashbacks, painted walls, a radiator, a combi boiler, and a pendant fan light.

Accessed through the kitchen, the downstairs bathroom is spacious and features tiled walls and floor, a rear aspect window, a walk-in shower with a mixer shower, a white WC, basin, and a heated towel rail.

The conservatory is ample in size, with floor-to-ceiling fully double glazed windows and double doors leading to the garden. It boasts a tiled floor, power points, and a pendant fan light.

The carpeted stairs lead to the landing, which benefits from a large double glazed window, a storage cupboard, a textured ceiling, painted and papered walls, and pendant lighting.

Bedroom one is a double bedroom with a front aspect box bay window, textured ceiling and walls, carpet flooring, power points, pendant light, and a radiator.

Bedroom two is a spacious double room with a front aspect UPVC double glazed box bay window. It features textured ceiling, papered walls, carpet flooring, pendant lighting, a radiator, and power points.

Currently used as a study, bedroom three offers the potential to be a double bedroom, with a walk-in wardrobe area to the rear. It includes a rear aspect window, textured ceiling, papered walls, carpet flooring, power points, pendant lighting, and a radiator.

The property also includes a cloakroom with a side aspect obscure window, textured ceiling, half-tiled walls and floor, and a white WC.

The generous bathroom is fully tiled and features a rear aspect double glazed window. The suite comprises a white WC, basin, corner bath with an electric shower, a heated towel rail, a wall mirror with a light, and a ceiling light.

The front of the property offers block paving and a driveway to the side, providing off-road parking for multiple cars. It also features shingle with shrub borders and a side gate leading to the garden.

The rear garden is walled and beautifully landscaped, with defined areas of lawn and shrub borders. It includes a walk-in greenhouse, two garden sheds (one with power), an outdoor tap, and a rear gate providing access to the garage.

Council Tax Band E

£575,000



Clarkes Properties - 696 Wimborne Road, BH9 2EG

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

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