

Total floor area 122.4 sq.m. (1,318 sq.ft.) approx. This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Energy Efficiency Rating		England & Wales	
Potential	Current	Very energy efficient - lower running costs	Not energy efficient - higher running costs
76	58	A (92-100)	G (1-20)
		B (81-91)	F (21-38)
		C (69-80)	E (39-54)
		D (55-68)	

EU Directive 2002/91/EC



Croft Road, Bournemouth





# Croft Road, Bournemouth



Clarkes are delighted to bring to market this beautiful spacious 3 bedroom detached house in the sought after residential area of Croft Road with good school catchment location and within easy reach of Bournemouth Town Centre and transport links.

The property is accessed from the front aspect UPVc door and leads into a spacious hallway housing the stairs to the first floor and providing under stair space for storage. The living room is front facing with a large bay window, High ceilings, picture rail and beautiful open fireplace. Further offering carpeted flooring, papered walls, aertex ceiling and pendant lighting.

Moving through the property we then enter the kitchen area offering matching cream wall and base units, complimented with laminate wood work surfaces. Further offering an integrated dishwasher, space for fridge freezer, washing machine and Tumble dryer, integrated double oven and induction hob. Finished with tiled/painted walls and tile-effect vinyl flooring.

The kitchen also gives access to the conservatory and views over the garden. There is also adequate space for a dining table. Adjacent to the kitchen and entered from the hallway is a downstairs bathroom.

This spacious bathroom offers a suite comprising of a vanity sink, shower and WC. Further offering fully tiled walls, small side aspect window, extractor fan and tile-effect vinyl flooring.

We then move into the living room/dining room area. This large room offers smooth painted walls and ceilings and carpeted flooring. Further offering a Velux window, recessed spotlights and UPVc sliding doors giving access to the conservatory.

The brick built conservatory spans the width of the house and offers ample room for a large dining table and sofas if required. Offering a set of French doors that lead to the patio area and a further UPVc side door. Further offering a full glass ceiling and tile-effect vinyl flooring.

Making our way upstairs we have a landing leading to the three bedrooms and main bathroom. The loft hatch is located here and is accessed by a ladder.

The first bedroom is a small single room with a front aspect UPVc window, smooth painted walls, pendant lighting and carpeted flooring.

The second bedroom is a really good sized double bedroom with front aspect UPVc bay window. Offering papered walls and aertex ceiling, carpeted flooring and pendant lighting. Further offering fitted wardrobes spanning the width of the room.

The next bedroom is rear facing and has been recently modernised with painted walls with dado rail, carpeted flooring and pendant lighting. Offering fitted wardrobes and a separate cupboard that houses the newly fitted Feroli Combi Boiler.

The main bathroom offers a suite comprising off a bath with shower above, sink and WC. fully tiled walls, rear aspect window, and vinyl flooring. Further offering a good sized cupboard.

The outside front offers a tarmacked driveway that can house multiple vehicles.

There are a set of double gates that give access to the rear garden. The rear garden offers a very generous sized patio and a large area laid to grass. Further offering solid wooden fences and two garden sheds both in good condition with both power and lighting.

**3 bedrooms**

**2 bathrooms**

**Off road parking**

**Large rear garden**

**Large conservatory**

**New combi boiler**

**Guide Price £425,000**



area 122.4 sq.m. (1,318 sq.ft.) approx

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