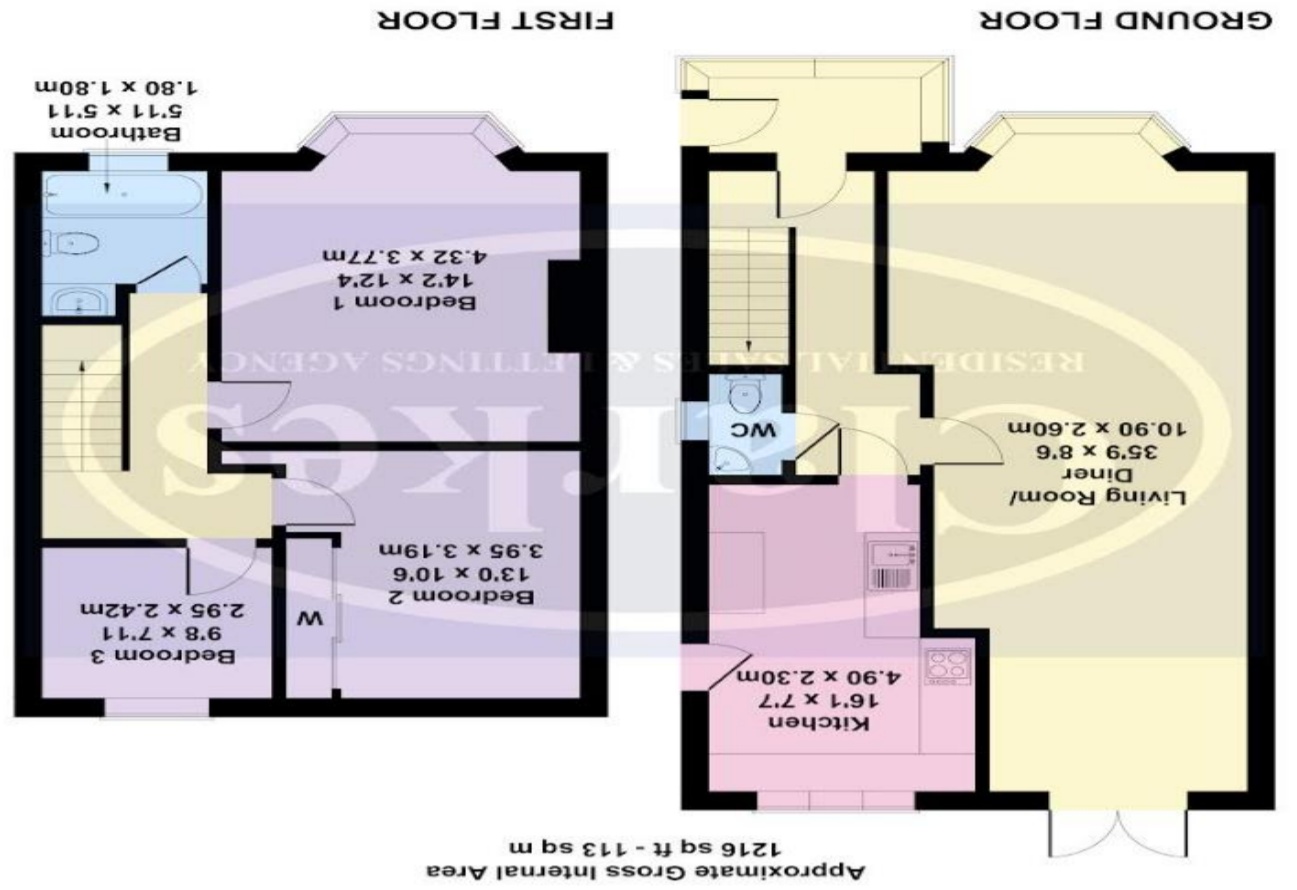


Not to Scale. Produced by The Plan Portal 2023
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Energy Efficiency Rating	
Current	Potential
79	66
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	



Highfield Road, Bournemouth, Dorset



Highfield Road, Bournemouth



Clarkes are delighted to offer this spacious well presented, three bedroom detached character home located in a popular residential area with good school catchment location, within easy reach of Bournemouth Town Centre and transport links.

PORCH

To the front of the property is a large porch with double glazed dual aspect windows and a side aspect door with a tiled floor.

HALLWAY/LANDING

A wooden door takes you into the hallway, which has stunning parquet flooring, painted ceiling and walls with picture rail and paneled wall under the stairs with storage and a cloakroom. The landing continues the wooden floor and smooth painted walls and ceiling with picture and dado rails and pendant lighting.

CLOAKROOM

Offering a side aspect obscure double glazed window, half tiled walls and floor and pendant lighting and comprising a basin with vanity unit, WC and fan unit.

KITCHEN

A fabulous recently refurbished kitchen with painted walls and ceiling with coving, a rear aspect double glazed window and side aspect composite stable door, tiled flooring, shaker style base and wall units, which house a new Vaillant system boiler, tiled splash backs and solid wood work tops. Further offering a composition sink and drainer with brass taps, space for a washing machine, tumble dryer and fridge freezer and electric hob with extractor. The kitchen has been rewired.

LOUNGE/DINING

A roomy open plan living area running the length of the house and through to the extension. To the front, is the lounge area offering a bay window with fitted blinds, a radiator and tiled floor with painted walls and ceiling that has been reboarded with coving and pendant lighting. A modern feature fireplace with gas fire on the main wall completes the room. Moving through to the dining area, a stunning exposed brick wall along one side and recessed storage cupboards and feature alcoves on the other with pendant lighting through out. To the rear there are double glazed French doors leading into the garden.

BATHROOM

A spacious fully tiled bathroom with textured ceiling and ceiling light, benefitting a front aspect obscure window and comprising a basin with vanity unit, white WC and L shaped bath with mixer shower and heated towel rail. The bathroom provides access to the loft.

BEDROOM ONE

The light and airy master bed offers a front aspect bay window with fitted blinds, carpeted floor, smooth painted walls and ceiling with coving, pendant lighting, a radiator and power points.

BEDROOM TWO

A rear facing bedroom with a rear aspect double glazed window with fitted roller blind, wooden effect laminate flooring, painted walls and textured ceiling with coving and a feature papered wall, radiator and pendant lighting.

BEDROOM THREE

A double bedroom with a rear aspect double glazed window, carpet flooring, painted walls and smooth ceiling with coving, radiator and pendant lighting. A modern fitted sliding wardrobe with integrated drawers runs alongside one side of the room.

OUTSIDE REAR

A large private fenced garden laid to lawn with shrub borders and a new shed with lighting and electrics to the rear. Further offering a raised decking area to the front with a pathway leading round the side and to the front of the property.

OUTSIDE FRONT

To the front of the property is a newly built wall with a front garden laid to shingle and a wide re tarmacked driveway leading down the side of the property to a side gate. The front of the house has been repainted.

Property notes:

All rooms apart from bedroom 3 and the bathroom have been replastered.

There are new UPVC windows in the lounge, kitchen bathroom, hallway and front bedroom.

Council Tax Band D

Offers In Excess Of £425,000



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