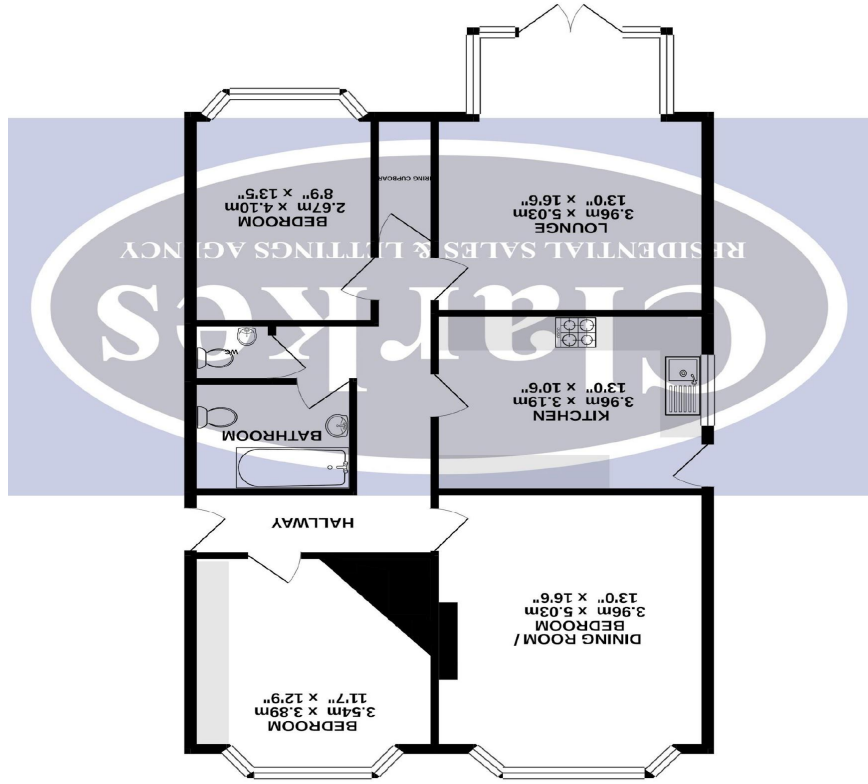




Energy Efficiency Rating	
Potential	Current
EU Directive 2002/91/EC England, Scotland & Wales Not energy efficient - higher running costs	
(1-20)	<b>G</b>
(21-38)	<b>F</b>
(39-54)	<b>E</b>
(55-68)	<b>D</b>
(69-80)	<b>C</b>
(81-91)	<b>B</b>
(92-100)	<b>A</b>
Very energy efficient - lower running costs	
51	77

Which energy rating you have is related to the energy efficiency of the property concerned. Measurements of energy efficiency are taken on a representative sample of properties and are not intended to be used as a guide for individual properties. The data is for information purposes only and should not be used as a basis for any financial or other decision. The data is for information purposes only and should not be used as a basis for any financial or other decision. The data is for information purposes only and should not be used as a basis for any financial or other decision.



Sutton Road, Moordown, Bournemouth, Dorset



# Sutton Road, Moordown, Bournemouth, Dorset



Clarks are delighted to offer this three double-bedroom family home set in the sought-after Location of Sutton Road, Moordown.

A spacious, turn key property with beautiful gardens, situated within walking distance of the local schools. Hallway On entering the property through a door located to the side, we pass through the spacious and airy hallway with its high ceilings and picture rail, two features that are prominent throughout.

#### Bedroom 1

A front facing room with a UPVc double glazed bay window, painted walls with a papered feature wall, beautifully bespoke fitted wardrobes in immaculate condition with built in dresser, including lighting and electric point. Finished with modern, neutral carpet further offering a radiator, power points and pendant lighting

#### Bedroom 2

A rear facing room overlooking the beautiful landscaped rear garden, UPVc double glazed bay window, smooth painted ceilings, papered walls, carpeted flooring, further offering a radiator, power points and pendant lighting.

#### Bedroom 3 / Dining Room

A front facing room with a UPVc double glazed bay window, painted walls with a papered feature wall, open working fireplace, textured ceilings, carpeted flooring, further offering a radiator, power points, TV aerial point, phone point and pendant lighting.

#### Living Room

A large airy room with beautifully fitted rear aspect UPVc double glazed patio doors and panoramic UPVc side panels, bringing in ample light to the room whilst enhancing the views of the well-established garden. Further offering an electric fire, smooth painted ceilings, papered walls, hard flooring, radiator, tv point, satellite dish, phone point and pendant lighting.

#### Kitchen

An immaculately presented, cream coloured bespoke kitchen, only 4 years old and fitted with modern appliances including an integrated main oven and integrated microwave combi oven. Further offering an induction hob and extractor hood. Beautifully fitted floor and wall units finished at ceiling height for extra storage, finished with wood effect work surfaces. Space for washing machine and fridge freezer. Further offering a stainless-steel sink and drainer, power points, radiator, recessed downlights, fitted blinds to rear UPVc door with obscure glass and UPVc double glazed window, painted walls with modern, stylish splash backs and a cupboard housing the boiler.

#### Main Bathroom

A light and airy room with side aspect UPVc obscure glass window with fitted blind. Comprising of a modern WC, basin, bath with shower over bath and fitted screen, new heated towel rail with timer option, newly fitted, mirrored vanity unit with built in lighting, further offering fully tiled walls, smooth ceiling with spot lights and safety flooring.

#### Separate toilet located next to the main bathroom

A separate toilet room comprising of a WC and basin, side aspect UPVc obscure glass window, smooth painted ceiling, half tiled, half papered walls, further benefiting from a radiator, ceiling light and safety flooring.

#### Cloak Room

Entering through a wooden door with Beautiful stained glass panel an ideal storage space with UPVc double glazed window, textured walls and ceilings and carpeted floor. Currently used as a shoe and coat storage space and also housing the immersion tank.

#### Outside Front

A good sized, immaculately presented front garden comprising of soft fruits and mature herbaceous borders. A newly laid tarmac drive with space for 4 cars.

#### Outside Rear

A detached garage with full power and lighting with space for a vehicle and a separate room outback currently used as a workshop, potting area and gym. A private rear garden with patio and seating area, finished with herbaceous borders and a 'mini meadow' wildlife area.

#### Turn key property

#### Off road parking

#### Garage with electric & lighting

#### Good school catchment

#### Three bedrooms

#### Modern Kitchen

Council Tax Band [Property.CouncilTaxBand]



**Clarks Properties - 696 Winborne Road, BH9 2EG**

Tel: 01202 533377 Email: [enquiries@clarkesproperties.co.uk](mailto:enquiries@clarkesproperties.co.uk)  
[www.clarkesproperties.co.uk](http://www.clarkesproperties.co.uk)

**Asking Price £440,000**

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. Clarks Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.