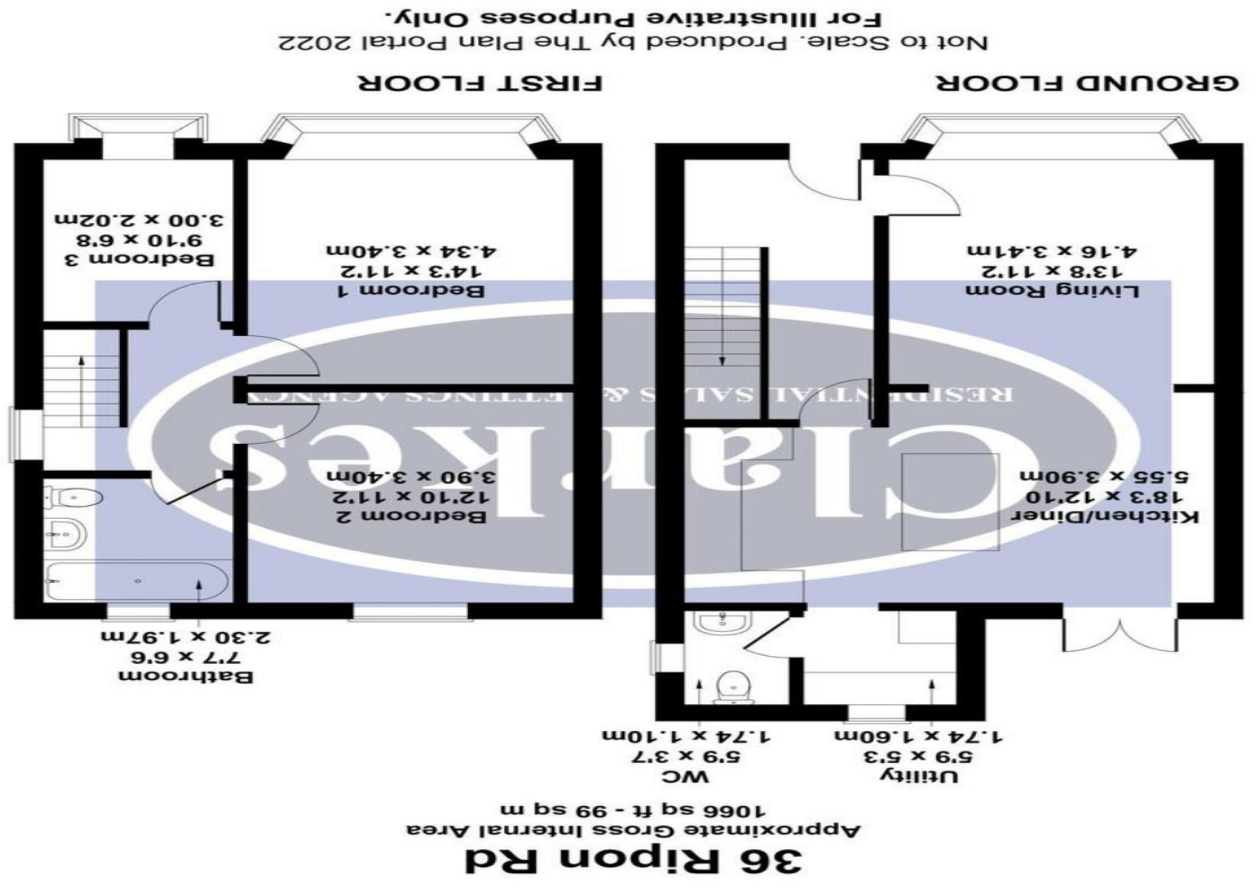


Energy Efficiency Rating	
Potential	Current
81	61
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	



Stunning 3 Bed Detached House in Winton



Stunning 3 Bed Detached House in Winton



Clarkes are excited to bring to market this simply stunning, three bedroom detached house for sale on Ripon Road. The property is modern throughout and was fully re-wired, re-plumbed, re-glazed and refurbished in 2018. The beautiful kitchen has an impressive island within the spacious open plan kitchen/dining/living area. The property has two large double bedrooms, a further well-proportioned single bedroom, off-road parking for up to five vehicles and a large carpeted loft space. The attention to detail in this house is incredible, with flush plate switches, dimmers and sockets including USB ports. Matching recessed white downlights are fitted throughout the property (25-year warranty). Newly laid grey carpet flooring has been fitted throughout the first floor and stairway, accompanied by oak door thresholds. Location: The home is conveniently located close to Winton high street which benefits from a range of local shops, amenities and transport links. Exceptional local schools are within a short walking distance, including St Luke's Primary School and Bournemouth Grammar Secondary Schools. The property is a short drive from Bournemouth Town centre, home to a number of high street shops, bars and restaurants, as well as award winning blue flag sandy beaches. Outside Front: To the front of the property is a low maintenance garden and large Cotswold stone driveway with off-road parking for multiple vehicles. The property benefits from a newly constructed carport with tanalised wooden front doors and secure code lock digital entry system, leading to additional parking for a further three vehicles. There is a new storm porch with PIR sensor security light and twin external power socket. The anthracite Solidor composite front door is newly fitted (25-year warranty) and includes a state of the art locking system. Hallway: Upon entry to the property, you are greeted by a spacious hallway with newly carpeted stairs rising to the first floor. Laminate wooden flooring and under-stairs storage cupboard housing a newly fitted 260 litre Worcester Bosch hot water tank (under warranty). Recessed downlights, radiator, smooth painted ceiling and walls. Privacy glass to the front window and front door. Kitchen/Diner: A large open plan kitchen/diner offers plenty of space for the whole family. Rear aspect newly fitted UPVC double glazed French doors, opening out to the rear garden. Italian designer floor tiles, recessed downlights, smooth painted ceiling and walls. The kitchen consists of white handle-less matching wall and base units, fitted with under pelmet kitchen counter lighting and pure white Corian solid work surfaces, upstands and splashbacks. Large island in the centre of the kitchen with double socket, a breakfast bar and space to seat two people. Four ring NEFF gas hob and NEFF hide and slide electrical oven with NEFF integrated extractor above. NEFF integrated under counter drinks fridge and NEFF integrated dishwasher. Franke under counter stainless steel twin sink with matching Franke hot and cold mixer tap. The kitchen/diner further benefits from two integrated Polk Audio Bluetooth ceiling speakers and a 6-foot white panel feature radiator. Utility Room: Good



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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. Clarkes 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.