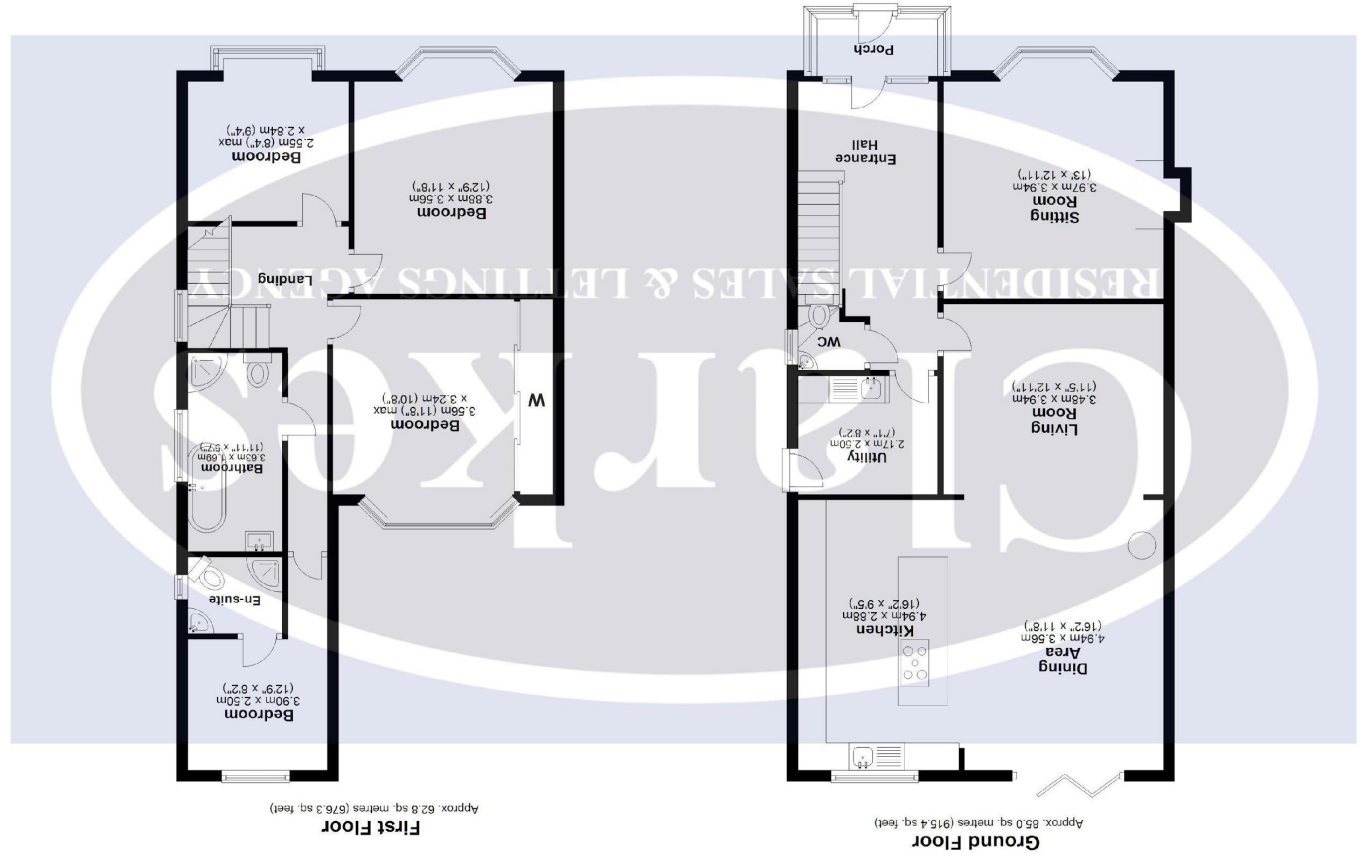


Energy Efficiency Rating		EU Directive 2002/91/EC	
Potential	Current	Very energy efficient - lower running costs	Not energy efficient - higher running costs
		A (92-100)	(1-20) G
		B (81-91)	(21-38) F
		C (69-80)	(39-54) E
		D (55-68)	(65-68) D
	58	E (39-54)	(81-91) C
	74	F (21-38)	(92-100) A
		G (1-20)	



While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. The plan is illustrative purposes only and should not be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Plan produced using PlanIt.



The Avenue, Bournemouth, Dorset



The property has been extended, adding a large family living space to the rear with open plan kitchen/ living space. The property lies within the catchment of Winton Academy and Glenmoor Secondary Schools, this property would make the perfect family home! The property is also within close proximity to many local bus routes, as well as Redhill Park.. home to a large playing field, play park and café.

OUTSIDE FRONT

To the front of the property is a driveway with off road parking for two cars. A brick built porch which offers UPVC double glazed windows to the front and side aspect door leading to the entrance hallway. Tiled flooring. Ample space to store shoes.

ENTRANCE HALLWAY

Original door and windows with stained glass windows, leading to the bright entrance hallway which benefits from solid wooden flooring, smooth painted ceiling with recessed downlighting, painted walls with a picture rail. Further benefits include a radiator, power points and under stairs cupboard.

DOWNSTAIRS WC

The downstairs WC is located under the stairs and offers a side aspect UPVC double glazed obscure window, smooth painted ceiling, painted walls and a radiator. The suite comprises of a white sink with tiled splashbacks, white WC with chrome flush.

OPEN PLAN KITCHEN/LIVING SPACE

A gorgeous extension to the property which offers a substantial living space, great for the whole family and hosting! With sliding doors entering the room, there is a large storage unit upon entering.. Smooth painted ceiling with recessed downlighting, painted walls and solid wood flooring that runs throughout the extension. A gorgeous feature to this space is the log burner with chimney and UPVC double glazed bi fold doors that open out to the rear garden as well as the atrium, allowing light to flood the room.

KITCHEN

A spacious kitchen which offers a large centre island with breakfast bar. Matching handleless wall and base units. Smooth painted ceiling with recessed downlighting, painted walls and solid wooden flooring. There is space for an American style fridge freezer, integrated NEFF double oven and integrated induction hob as well as an integrated dish washer. Rear aspect UPVC double glazed window with fitted blind, providing views over the rear garden.

UTILITY ROOM

Offering cream high gloss matching wall and base units with chrome handles and laminate wood effect worktops over. Tiled flooring. Smooth painted ceilings with recessed downlighting and painted walls. UPVC double glazed patio door. There is a stainless-steel sink bowl and drainer with mixer tap, space for a washing machine and tumble dryer and the Glow Worm boiler. Ample space to hang coats and store shoes.

LOUNGE

Located to the front of the property is the spacious lounge. Offering high smooth painted ceilings with a picture rail, a large front aspect UPVC double glazed bay window, painted walls with one papered feature wall. Further benefits include carpet flooring, pendant light fitting and power points. A lovely feature to this room is the white marble effect fire place.

STAIRS/LANDING

Carpet runner with white painted staircase leading to the first floor. Smooth painted ceilings, painted walls and side aspect window.

BEDROOM ONE

A large double bedroom, which offers a UPVC double glazed bay window to the rear aspect, overlooking the garden. With mirror fronted sliding wardrobes, carpet flooring and painted walls with a picture rail. Smooth painted ceiling with pendant light fitting. Power points, radiator.

BEDROOM TWO

Another large double bedroom, located to the front of the property. Large UPVC double glazed bay window allowing light to fill the room. Smooth painted ceiling with pendant light fitting. Painted walls with picture rail, solid wooden flooring. Further offering a radiator and power points.

BEDROOM THREE

The third bedroom is large enough for a double bed. Benefitting from a UPVC double glazed box bay window to the front aspect. Smooth painted ceiling with recessed downlighting, and painted walls with a picture rail. The room further benefits from a pendant light fitting, radiator and power points.

BEDROOM FOUR

The fourth bedroom, also large enough to accommodate a double bed benefits from a UPVC double glazed window overlooking the rear garden, smooth painted ceiling with pendant light fitting, painted walls and carpet flooring. Power points, radiator.

EN SUITE The fourth bedroom has the benefit of a modern fitted en suite. Offering fully tiled walls and flooring, side aspect UPVC double glazed obscure window. Smooth painted ceiling with recessed downlighting. The suite offers a white WC and hand wash basin. Glass shower enclosure with chrome shower head. Chrome heated towel rail.

BATHROOM

Generous size bathroom. Benefitting from a large UPVC double glazed obscure window allowing light to flood the room. Smooth painted ceiling with recessed downlights. Fully tiled walls and floor. The suite comprises of a large freestanding bath with chrome mixer tap, vanity sink with storage, white WC and glass shower enclosure with chrome shower head and riser rail. Further benefits include a large storage cupboard and heated towel rail.

OUTSIDE REAR

To the rear of the property is a great size, low maintenance garden. Benefitting from double doors leading to the garage, outside taps with wall mounted hose point. The garden offers a large decked area, great for garden furniture and sun loungers! Also offering a large area of artificial grass laid to lawn and a further patio slabbed area. Outbuilding which is currently home to the hot tub which is also negotiable.

Four bedrooms

Turn Key Property

Open Plan Living

Great school catchment

Large garden

Off road parking

Guide Price £600,000



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www.clarkesproperties.co.uk

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