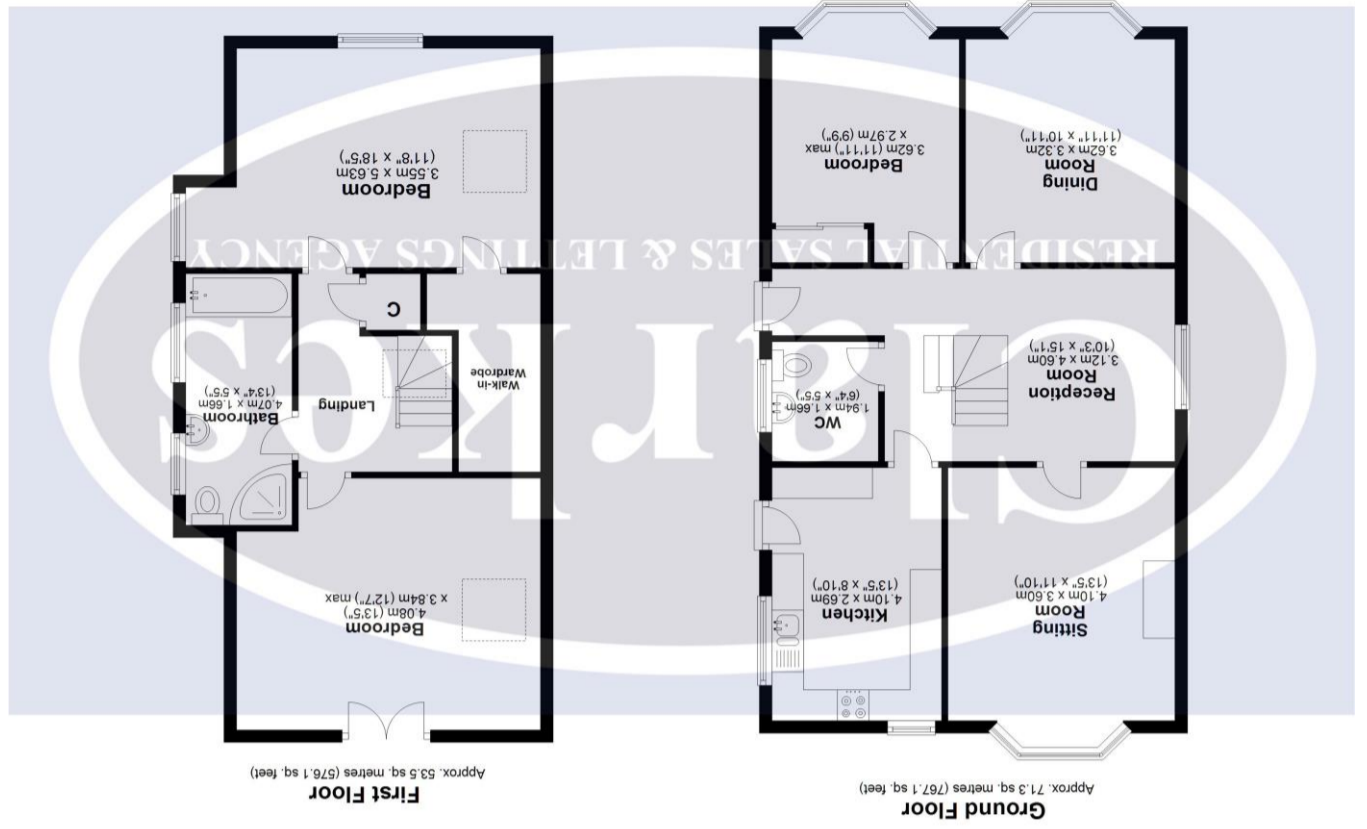


Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for error. Commission or misstatement. This plan is for illustrative purposes only and should be used by any prospective purchaser.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

Total area: approx. 124.8 sq. metres (1343.2 sq. feet)



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



BEAUTIFUL Chalet Bungalow on Dolphin Avenue



BEAUTIFUL Chalet Bungalow on Dolphin Avenue

 4  1.5

Nestled on Dolphin Avenue in Northbourne, this captivating chalet bungalow beckons you to explore its truly stunning features.

On the ground floor this property features a beautiful living room with garden views, two bedrooms have been transformed into additional reception rooms, granting versatile usage options. At the heart of the property is a stunning contemporary U-Shaped stair case in the spacious hallway.

The ground floor boasts a convenient WC/Utility room and a kitchen, both awaiting the personal touch of a new owner, an opportunity to customize and craft the home according to your tastes.

As you ascend the stunning feature staircase to the first floor, be prepared to be amazed. An expansive bathroom awaits, complete with a separate bath and shower, creating a spa-like retreat to indulge in relaxation.

The first floor also features a luxurious master bedroom, complete with a walk-in wardrobe, making storage and organization a breeze. Additionally, a large second bedroom awaits, with a charming Juliet balcony that overlooks the breathtaking rear garden.

Experience the epitome of comfort, style, and convenience in this modern chalet bungalow. Your new home on Dolphin Avenue awaits. Don't miss this chance to make it yours!

We strongly recommend viewing this property to truly appreciate what is on offer here. CALL CLARKES NOW!

- STUNNING PROPERTY**
- UNIQUE CHALET BUNGALOW**
- BEAUTIFUL REAR GARDEN**
- SUPERB LOCATION**
- THIS IS A MUST VIEW**

Council Tax Band D

Guide Price £525,000



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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.