

**9 Calmore Close, Throop,
Bournemouth, BH8 0NN**

**£325,000
Freehold**



A three bedroom family home situated in a cul-de-sac in this convenient location. The property benefits from UPVC double glazing with UPVC fascias and soffits and gas fired central heating. To the ground floor there is an entrance hall, fitted kitchen, a lounge/dining room opening into a conservatory overlooking the rear garden. To the first floor there are three good size bedrooms and a bathroom with separate shower cubicle. A driveway provides off road parking and leads to the integral garage with a door to the property. Within walking distance of the property is Throop Mill which offers good dog walking and Bournemouth town centre is easily reached by car or bus.

UPVC DOUBLE GLAZED FRONT DOOR With outside light, leads to:

ENTRANCE HALL Coved ceiling with decorative ceiling rose, telephone connection point, radiator, personal door to the garage

KITCHEN 10' 8" x 5' 7" (3.27m x 1.72m) A range of cream Shaker style units comprising of single bowl single drainer sink unit with adjacent roll top worksurfaces with a range of base storage cupboards and drawers below and eye level wall mounted units over, integrated dishwasher, range style cooker with five burner hob, double oven and extractor canopy over, corner carousel unit, space and plumbing available for an automatic washing machine, radiator, fully tiled walls, ceramic tiled floor, window to front aspect

LOUNGE/DINING ROOM 17' 1" x 15' 1" (5.23m x 4.60m) Coved ceiling, two radiators, three wall light points, two wall mounted decorative cornices, TV aerial connection point, bow window to rear aspect and UPVC bi-fold doors then open to:

CONSERVATORY 14' 0" x 7' 10" (4.29m x 2.41m) Constructed with a brick plinth and then UPVC double glazed windows with blinds and a pitched double glazed glass roof, ceramic tiled floor, power points available, radiator, wall light points and double doors lead into the rear garden

STAIRCASE WITH HALF LANDING LEADS FROM THE LOUNGE TO:

FIRST FLOOR LANDING Large airing cupboard housing the pressurised hot water cylinder with shelving, Worcester boiler serving the heating and domestic hot water supply

BEDROOM 1 11' 1" x 10' 9" (3.39m x 3.28m) Radiator, window to front aspect

BEDROOM 2 11' 7" max. x 7' 10" plus wardrobes (3.54m x 2.39m) Radiator, window overlooking the rear garden and open space beyond, there is a range of floor to ceiling built in wardrobe units and cupboard over the stairs

BEDROOM 3 11' 7" x 7' 0" including wardrobes (3.54m x 2.15m) Radiator and again a comprehensive range of built in wardrobes and window to the rear aspect

BATHROOM A white suite comprising of panel enclosed bath with Victorian centre mixer tap and hand held shower attachment, pedestal wash hand basin with mirror above, WC, fully tiled shower cubicle with Gainsborough shower controls, fully tiled walls, radiator, window to front aspect



OUTSIDE - FRONT To the front of the property there are two brick pillars leading onto a tarmac driveway providing off road parking. The garden has then been well stocked with numerous specimen flowers and shrubs, there is a water tap, outside lighting, and the garden is enclosed to both front and side boundaries by walling. The GARAGE is fitted with an up and over door, there is power and light and a personal door to the hallway.

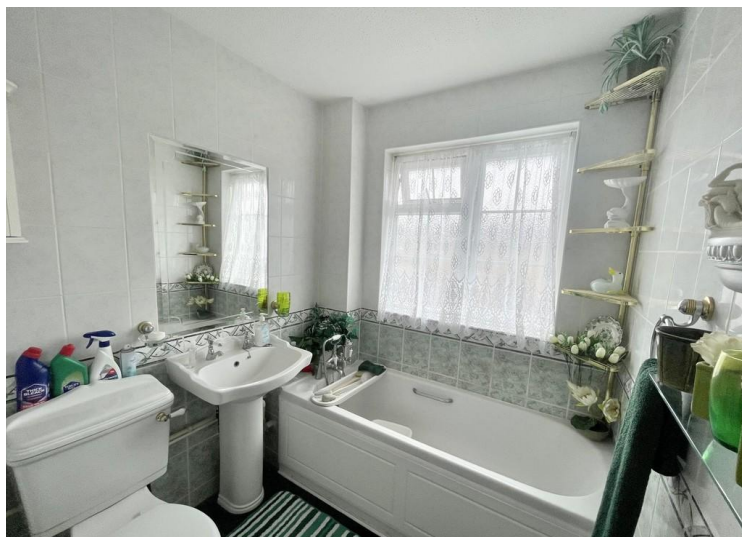
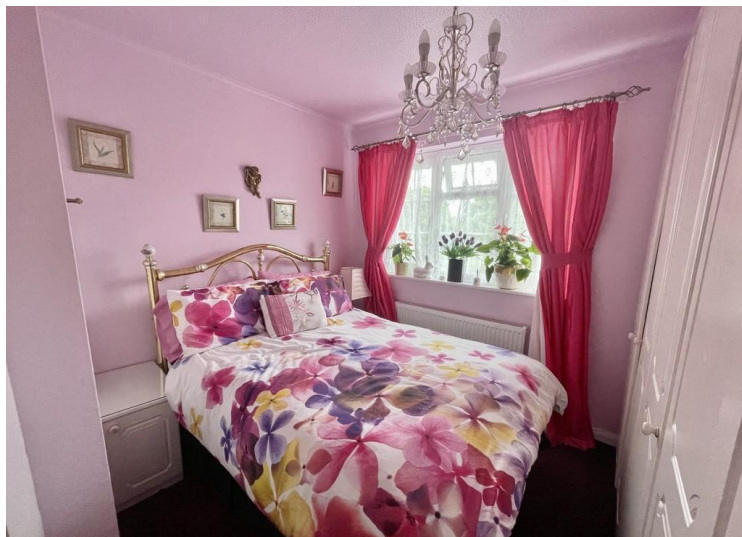
OUTSIDE - REAR The back garden has been attractively arranged as a courtyard style garden being laid to paved patio with raised brick borders and fully enclosed by timber panelled fencing. There are power points, a water tap and a gate to the rear provides access to the road.

COUNCIL TAX BAND 'C' This information has been supplied by Bournemouth Christchurch & Poole Council, and we would suggest you verify this information prior to purchase.

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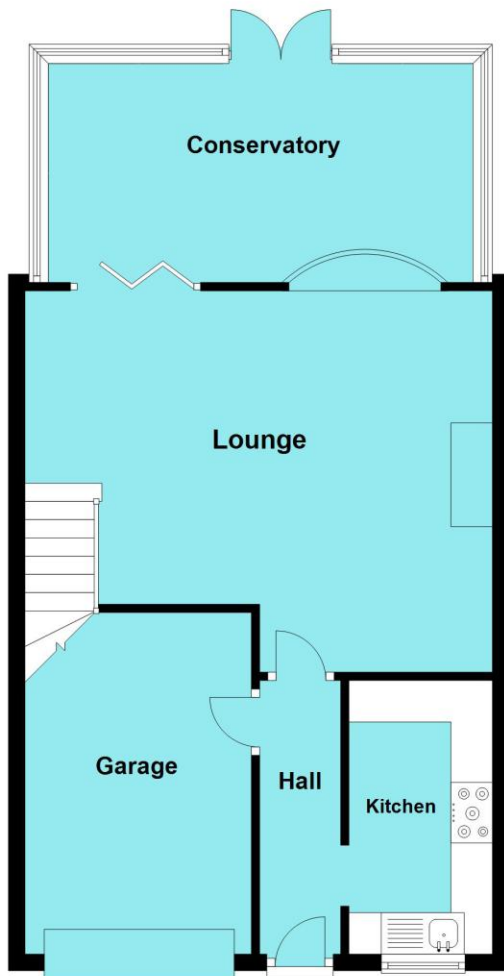
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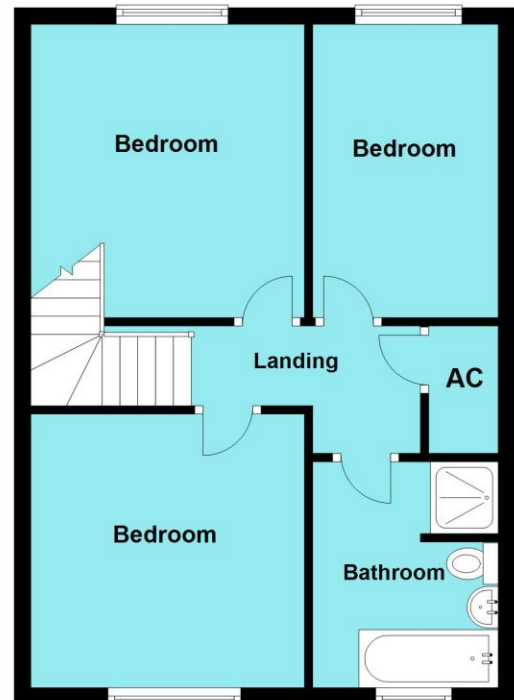
Ground Floor

Approx. 59.4 sq. metres (639.1 sq. feet)



First Floor

Approx. 45.4 sq. metres (489.0 sq. feet)



Total area: approx. 104.8 sq. metres (1128.1 sq. feet)

Whilst 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. This plan is for illustrative purposes only and should be used as such 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 PlanUp.

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