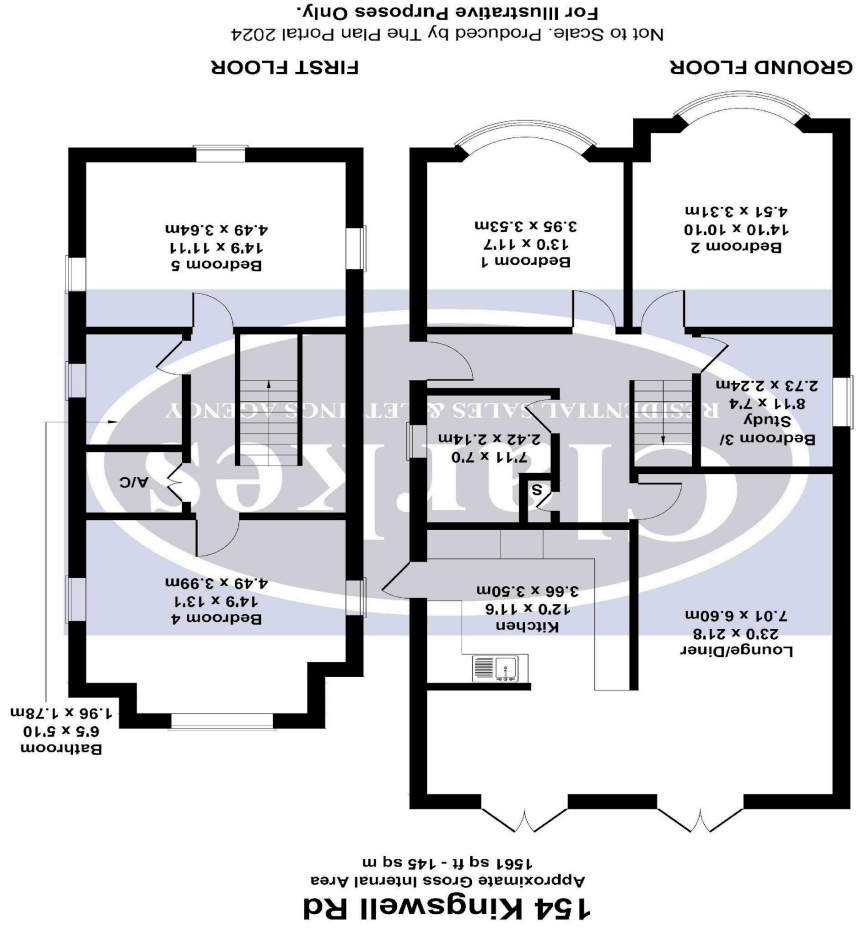


Energy Efficiency Rating	
Potential	Current
82	70
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	



DETACHED HOUSE Kingswell Road, Bournemouth



# Kingswell Road, Bournemouth



Kingswell Road is located in the delightful neighborhood of Ensby Park Bournemouth, Ensby Park offers a peaceful and welcoming community atmosphere. This residential area is popular with families and home to some great schools including the highly successful Glenmoor Academy.

As well as some local shops in Columbia Road, Ensby Park is surrounded by some excellent parks and outdoor amenities including the Velodrome in Slades Recreation Park.

This chalet has been extended and modernised throughout by the current owner and been a happy family home for a number of years. All rooms have replastered walls and ceilings with recessed downlighting and modern flooring. Re-wiring and new central heating was fitted in 2008/9.

The accommodation is as follows

**SIDE ENTRANCE** - from driveway into L shaped hallway floor to ceiling storage cupboard

## GROIND FLOOR

**BEDROOM 1** - Large double room with rounded double glazed bay window to the front

**BEDROOM 2** - Large double room with rounded double glazed bay window to the front

**BEDROOM 3 / STUDY** - single room with double glazed window to the side

**BATHROOM** - Bathroom Suite with Vanity Basin, WC, bath with rain forest overhead shower. Fully tiled walls and floor, heated towel rail and doubled glazed window to the side.

**LOUNGE / KITCHEN / DINER** - Very large reception room with feature decorative fire place with stone hearth and cast iron surround. Open plan at rear through to Kitchen / Diner / Snug. 2 X Double glazed patio doors onto rear garden. Kitchen has worktops on 4 sides including peninsula with sink and drainer. Tiled splashbacks. Fitted wall and base units with roll edge laminate worktops and inset lighting. Double glazed side door to driveway. Range style 5 ring hob, double oven and extractor hood. Integrated fridge freezer and slim line dishwasher. Space for washing machine and additional fridge / freezer.

## STAIRS TO FIRST FLOOR

**PACIOUS LANDING** - with 2 x Velux windows. Double width airing cupboard with pressurised hot water tank. **BATHROOM** - Bathroom Suite with Vanity Basin, WC, bath with overhead shower. Porcelain tile floor, tiled splashbacks and doubled glazed window to the dormer side

**BEDROOM 4** - Large double with double glazed window to the dormer on the rear and 2 x Velux to the side.

**BEDROOM 5** - Spacious double with Velux on 3 sides Access to eaves storage throughout the first floor

**OUTSIDE FRONT** Hard standing Off Road parking on the front for 4 cars. Driveway to the side entrance and side gate.

**OUTSIDE REAR** Patio area and lawn with sun terrace at the rear plus detached garage set in enclosed private garden

**AGENT NOTES** This is a surprisingly spacious home, ideal for growing families and very versatile with bathroom and bedrooms on each floor.

**VERY SPACIOUS** home

**4/5 Bedrooms**

**2 Bathrooms**

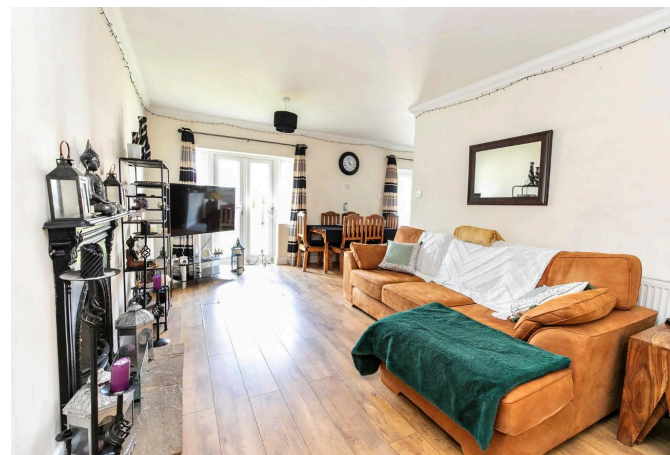
**OPEN PLAN** Lounge / Kitchen / Diner

**Off Road Parking** for 4 Cars

**Private Rear Garden**

**Council Tax** Band D

## Asking Price £450,000



## Clarkes Properties - 696 Wimborne 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)

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.