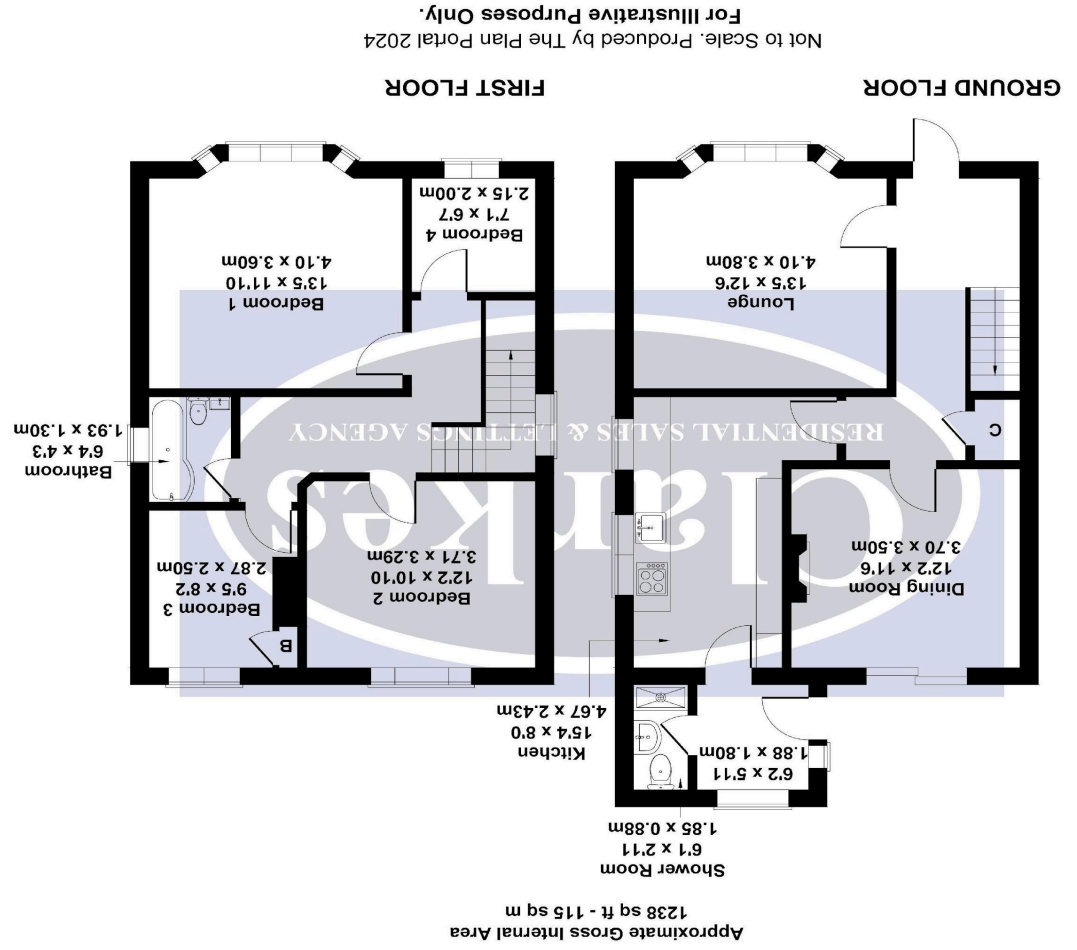


Energy Efficiency Rating	
Current	Potential
49	77
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	



LARGE Detached House Ashton Rd MOORDOWN



# Ashton Rd MOORDOWN



Ashton Road is situated in the charming community of Moordown which offers a wonderful blend of tranquillity in tree lined avenues and convenience with it's local shops.

This area boasts a choice of excellent local schools, including Moordown St John's Church of England Primary School, Hill View Primary School, and Winton Primary School making it a popular choice for young families.

You'll find a variety of amenities within close proximity, including shops, supermarkets, and local eateries. Redhill Park and Winton Recreation Ground provide picturesque settings for leisurely walks or family outings. The Stour River and Nature reserve is also within easy reach.

The Property is a spacious 4 bed Edwardian detached. It has been modernised but with many of the original features retained. The last modifications and redecoration were around 11 years ago.

Accommodation is as follows:

**ENTRANCE** - Original stained glass leaded front door opens into entrance hall with hard wood flooring. Understairs storage cupboard.

**RECEPTION ROOM 1** - A large bright front room with double glazed bay window to the front. Laminate wood flooring, a modern electric fire place and original picture rail and roll edge ceiling.

**RECEPTION ROOM 2** - Another large room with double glazed patio doors to the rear. Carpet flooring and an original feature fireplace.

**KITCHEN** - A spacious modern fitted kitchen with 2 x double glazed windows to the side, integrated dishwasher, double electric oven and gas hob. Space for American Fridge Freezer. Hard flooring and door to the rear Lean To Utility room.

**LEAN TO EXTENSION** - This room was added before the current owners bought the property. It requires some repair or alternatively remove altogether. Currently used as a utility room with space and plumbing for Washing Machine. Many other home owners nearby have knocked thro' to create an Open Plan Kitchen / Diner / Lounge at the rear and added significant value to their homes as a result.

**STAIRS LANDING** - Carpeted stairs leading to carpeted landing with original stained glass window.

**BEDROOM 1** - A large master bedroom with double glazed bay window to the front.

**BEDROOM 2** - Another Large bedroom with double glazed window to the rear.

**BEDROOM 3** - A small double bedroom with double glazed window to the rear and a built in airing cupboard

**BEDROOM 4** - A single bedroom with double glazed window to the front.

**BATHROOM** - A modern fully tiled bathroom with white shower bath and screen, WC and basin and heated towel rail. Double glazed window to the side.

**OUTSIDE** - Hardstanding driveway providing off road parking. Side gate to roomy rear drive and private garden with Garden Shed.

**4 bed detached house**

**Sought after location**

**Great school catchment**

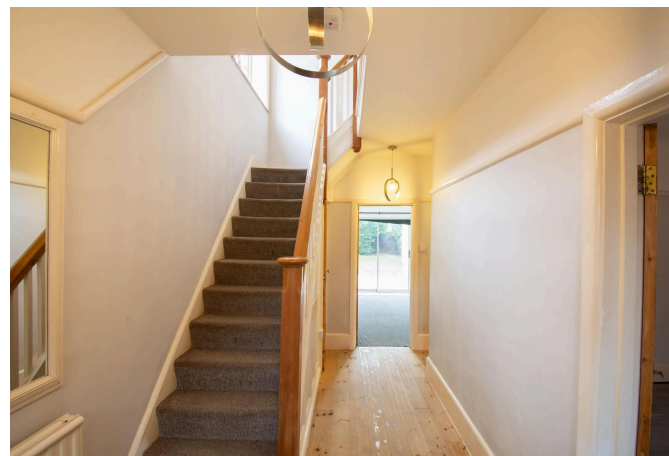
**Great sized bedrooms**

**Option for open plan living**

**Off road parking for several cars**

**Council Tax Band D**

**Asking Price £450,000**



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