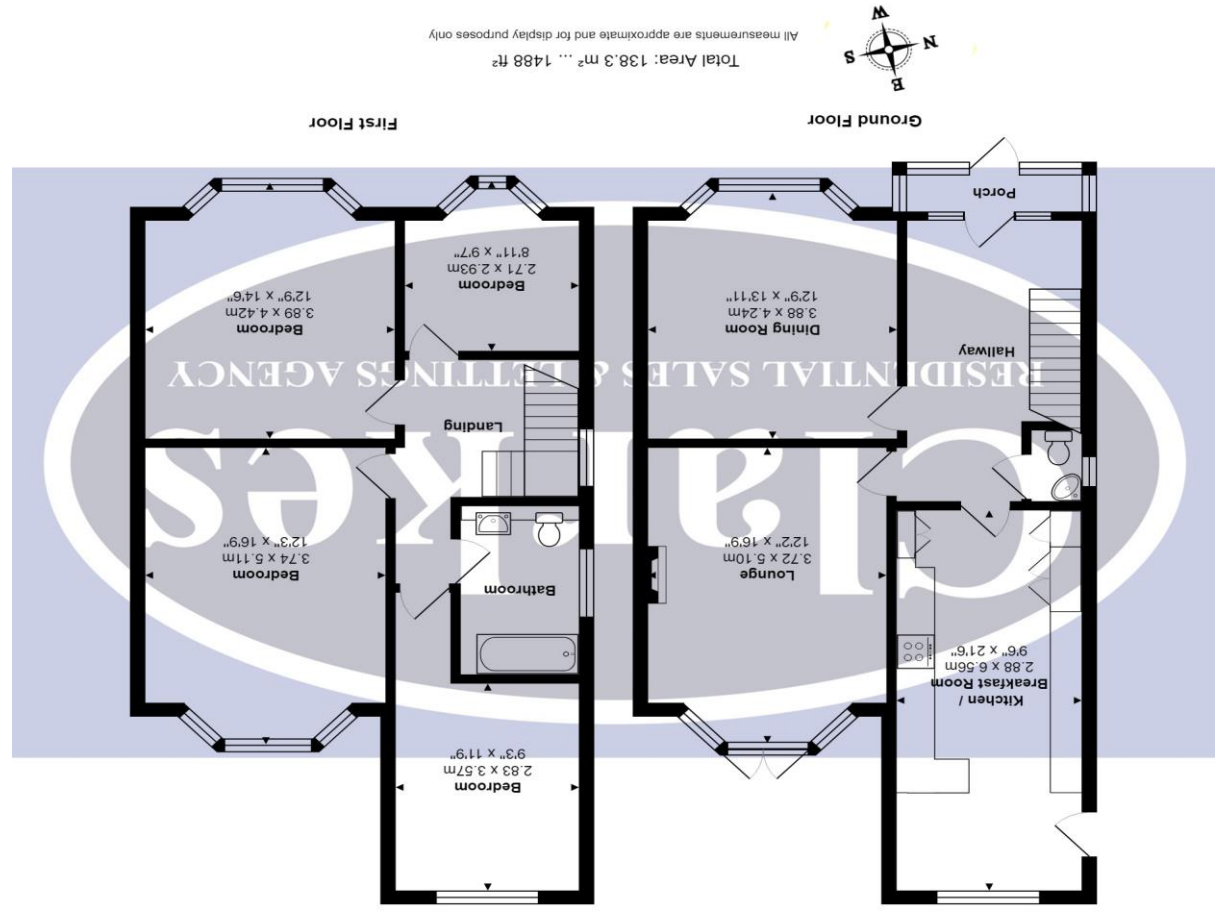


Energy Efficiency Rating	
Current	Potential
64	76
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	



Namu Road, Victoria Park, Bournemouth, Dorset



Namu Road, Bournemouth,



Immaculate Four-Bedroom Family Home in Desirable Location

Location:

- Highly desirable Namu Road, Victoria Park, Winton
- Walking distance to Moordown St Johns Primary School, Glenmoor & Winton Academies, and local Winton amenities

Key Features:

- Set Back in a large Wedge-Shaped Plot
- Ample Off-road parking and garage
- Two reception rooms: Dining Room and Lounge
- Large garden with well-equipped summer house
- Modern kitchen (2018) with integrated appliances
- Downstairs WC
- Expansive rear garden with patio, lawn, and various features
- Garden Summer House with insulated roof, double glazing, internet access, and power points

Interior Highlights:

- Porch with UPVc double glazed windows and stained-glass door
- Spacious entrance hallway with ample under stairs storage
- Dining room with front aspect UPVc double glazed bay window
- Immaculate lounge with feature fireplace and patio doors to the garden
- Four double bedrooms
- Modern fitted bathroom with WC, bath, mixer shower, and vanity unit

Exterior Features:

Front:

Block-paved driveway, detached garage, gate to rear garden

Rear:

Expansive garden with patio, lawn, shrub borders, pond, shed, vegetable patch, greenhouse, outdoor tap, and lighting

Highly Coveted Victoria Park Location

LARGE GARDEN

Fully Equipped Garden Room

FOUR DOUBLE BEDROOMS

MODERN FULLY INTEGRATED KITCHEN

SUPERB LOCAL SCHOOLS

OFF ROAD PARKING FOR MULTIPLE CARS

Council Tax Band D

Guide Price £650,000



Clarks Properties - 696 Wimborne Road, BH9 2EG

Tel: 01202 533377 Email: enquiries@clarksproperties.co.uk
www.clarksproperties.co.uk

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