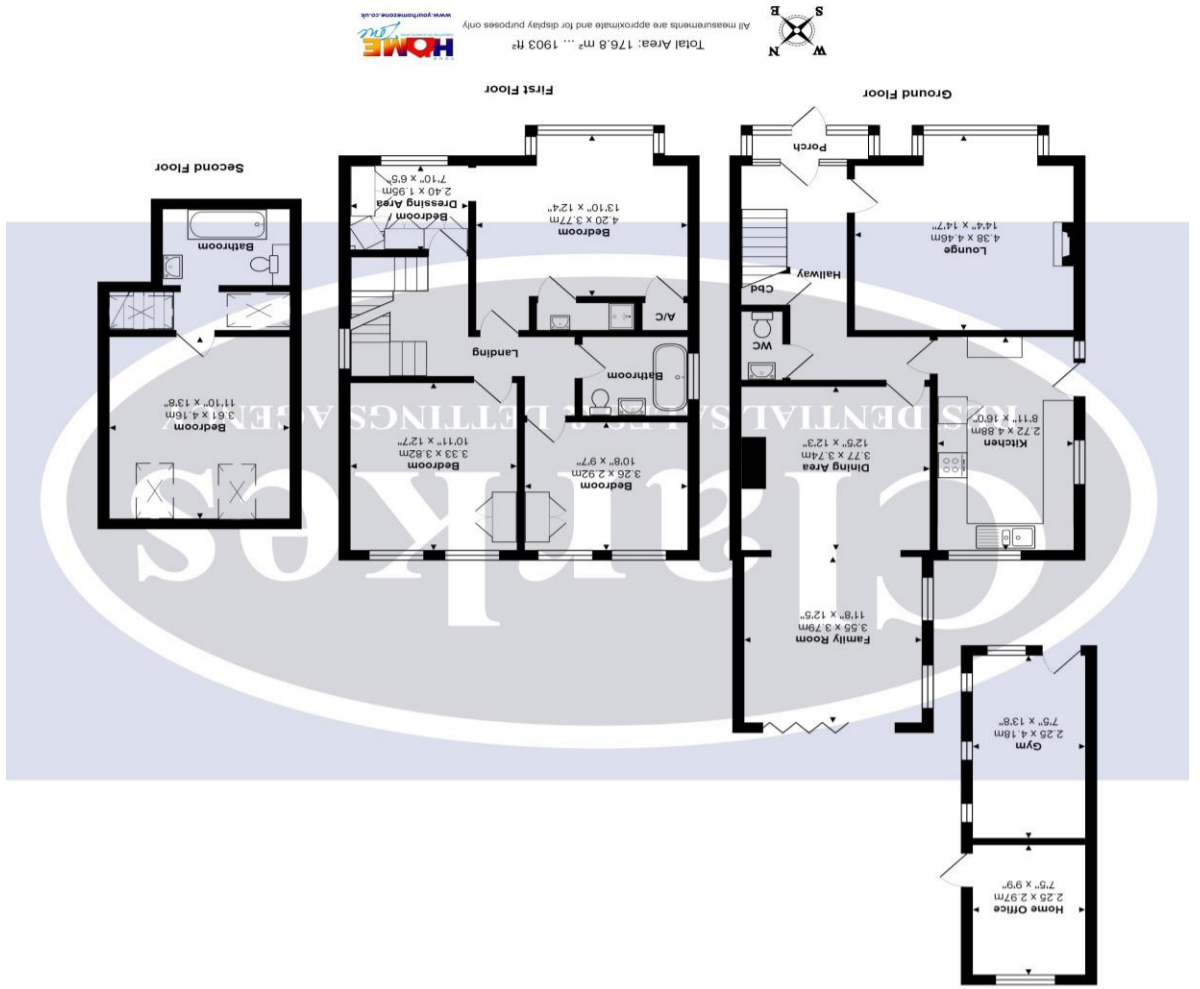


Energy Efficiency Rating	
Potential	Current
EU Directive 2002/91/EC England & Wales Not energy efficient - higher running costs Very energy efficient - lower running costs	
	A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)
76	66



Namu Road, Bournemouth, Dorset



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Clarks are delighted to bring to market this beautiful 4-bedroom 3 bathroom detached house in the sought-after area of Namu Road.

The front of the house has a large, paved driveway for multiple cars with a small brick wall and central flower bed giving entrance and exit points to the drive.

There is a large wooden side gate that gives access to the rear of the property.

The house is accessed through a UPVC door into a small porch area with a further door giving access to the hallway and ground floor.

Many of the rooms throughout this delightful house have kept the original features such as high ceilings, picture rail and large skirting boards. The downstairs rooms have beautiful wood effect vinyl floors that remain in an immaculate condition.

To the left we have the door leading to the separate living room offering a front aspect UPVC bay window and a wood burning stove giving it that cosy feel. Tastefully decorated throughout.

Continuing through the hallway we have the stairs to the right and an understairs toilet with modern WC and vanity sink. Further offering half tiled walls, tiled flooring, mirror, and extractor fan.

The next room we enter is the dining / family room area which has a set of lovely bi-fold doors giving access and views to the landscaped rear garden. Offering a large floor space with side aspect UPVC windows, recessed spotlights, fitted blinds and a beautiful, vaulted glass ceiling that really sets the room off.

We then access the kitchen which offers modern matching wall and base units with white work surfaces. Offering integrated appliances including washing machine, tumble dryer, dishwasher, microwave and oven. Further offering an induction hob, stainless steel extractor and a black composite sink with stainless steel mixer tap. There is a UPVC side aspect door that gives access to the garden.

The first floor offers 3 double bedrooms, a single bedroom, and the main bathroom.

The main bedroom is front facing with a UPVC boxed bay window and is of a good size with a cupboard housing the combination boiler and a fully tiled ensuite bathroom with shower and sink. Offering a lovely papered featured wall and grey carpet. The main room has a doorway into the small single bedroom which is currently used as a walk-in wardrobe but could easily be reverted.

There are two further rear aspect double bedrooms, both offering views across the garden and tennis courts behind, further offering good quality carpet, picture rail and modern décor throughout.

The main bathroom offers a suite comprising of a WC and sink with vanity cupboard and a large bath. The bathroom is fully tiled and offers a stunning featured tiled wall. Further offering a heated towel rail, light up mirror and storage cupboard.

The second floor is accessed by a beautiful, spindled staircase and offers a very generous sized loft room with rear aspect Velux windows giving views of the garden. Further offering a bathroom with a suite comprising of bathroom, sink and WC.

The rear garden is accessed via a side door in the kitchen or through the bi-fold doors in the sitting room. It is beautifully landscaped with a water feature, palm tree and a beautiful Acer tree. It offers an outbuilding that has been divided to house both a gym and an office area with their own access doors. There is a beautiful composite decking area that runs the length of the house.

There is a good-sized area laid to lawn, a large patio area laid with Indian sandstone and a large summerhouse at the rear of the garden currently used as a games/entertainment room. Further offering a rear gate accessing the tennis courts and a beautiful, canopied area with fitted star lights accompanying the large hot tub.

Agent notes:

Electrics were upgraded in 2016

Wood burner installed 2015

41 Namu road has been our family home from when our children were at nursery through to becoming young adults and all the happy memories that go with it. For all this time it's been a 'just right' house in terms of space and accommodation, the convenience of nearby Winton high street, excellent schools and parks, and a short hop into Bournemouth centre and wonderful beaches. We wouldn't change any of that for the world, and now it's time for us to move onto a new part of the country and start a new chapter.

The house has also been a bit of a loving project with lots of significant changes, to the extent that it's almost unrecognisable from when we first bought it. We've really enjoyed the results of extending and modernising both inside and out and helping the homes potential shine through. If you end up living here, we hope you enjoy it as much as we have!

SERIOUS BUYERS ONLY

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