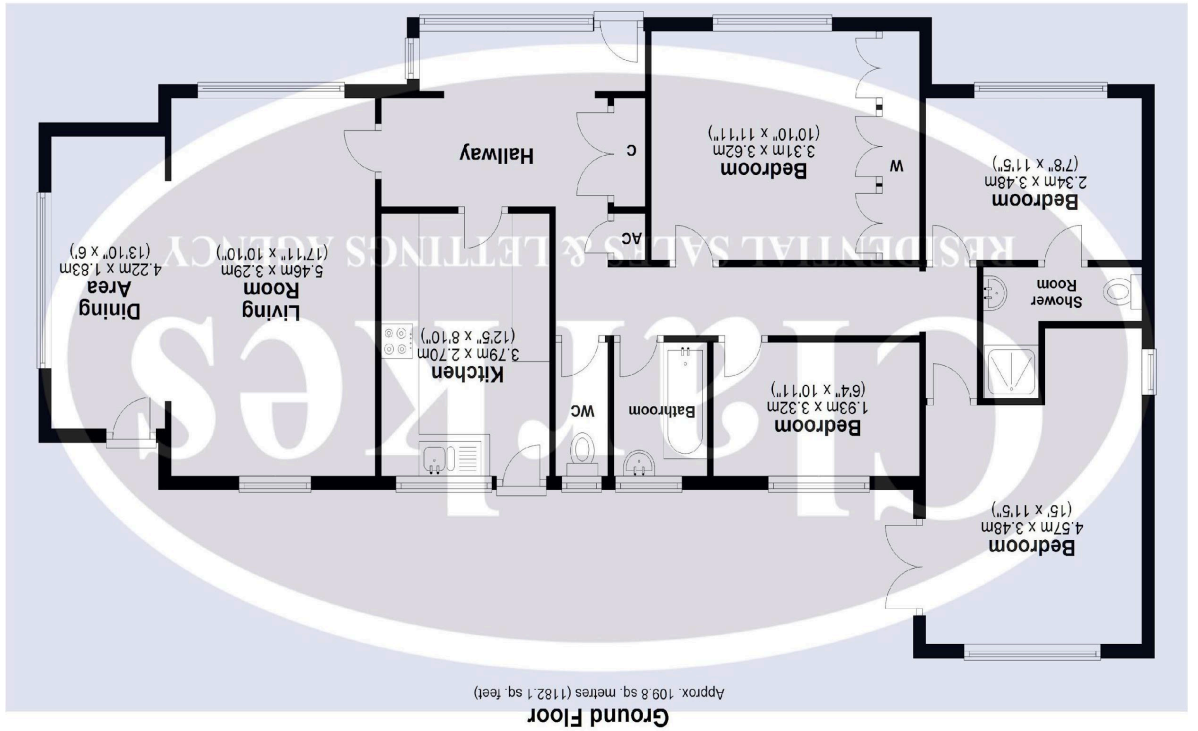


Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error. Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective 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 Planip.

Total area: approx. 109.8 sq. metres (1182.1 sq. feet)



Energy Efficiency Rating		EU Directive 2002/91/EC	
Potential	81	Very energy efficient - lower running costs	(92-100)
Current	70	Not energy efficient - higher running costs	(1-20)
			(21-38)
			(39-54)
			(55-68)
			(69-80)
			(81-91)
			(92-100)





# Fletcher Close, Bournemouth, Dorset



Welcome to this immaculate and spacious property, situated in a quiet cul-de-sac. This home offers a perfect blend of comfort and modern convenience, featuring a driveway with ample parking space and low-maintenance gardens.

- **Location and Exterior:**
  - o Situated in a peaceful cul-de-sac.
  - o Generous driveway with parking for at least two cars.
  - o Low-maintenance front garden with patio and bordered by hedges.
- **Entrance Hallway:**
  - o An extremely spacious and welcoming entrance hall with UPVC double glazed door and window.
  - o Built-in storage cupboards and access to all rooms.
- **Lounge/Diner:**
  - o Expansive living area with UPVC double glazed windows on all sides.
  - o UPVC double glazed door leading to the rear garden.
  - o Archway connecting to the dining room.
- **Kitchen:**
  - o Modern kitchen with grey gloss units and white worktops.
  - o Integrated appliances, including a new fridge/freezer and double electric oven.
  - o Four-ring gas hob with extractor, under-cabinet lighting, and spotlights.
  - o Grey slate flooring and UPVC doors leading to the rear garden.
- **Toilet and Bathroom:**
  - o Separate toilet with a concealed cistern and laminated flooring.
  - o Bathroom with white panel bath, shower, and heated chrome towel rail.
- **Bedrooms:**
  - o **Master Bedroom:** Large, front-facing room with grey gloss wardrobes.
  - o **Bedroom Two:** Double glazed window and en-suite bathroom.
  - o **Bedroom Three:** Single bedroom with a rear-facing window.
  - o **Bedroom Four:** Spacious room with rear-facing UPVC window and patio doors leading to the garden.
- **Rear Garden:**
  - o Private, enclosed garden with a mix of patio and lawn areas.
  - o Wooden panel fencing and a shed for added storage.
  - o Low maintenance design, perfect for relaxing and outdoor entertaining.
- **Additional Features:**
  - o Extended in 2014 to provide potential for a one-bedroom annexe.
  - o Plumbing for an annexe kitchen is in place if desired.
  - o new drains installed in 2013.
  - o Glow Worm combination boiler installed in 2022, with regular servicing.

**4 BEDROOMS (or POTENTIAL to turn into a 2 bed bungalow with an additional 1 bed annexe)**

**COMBI BOILER 2022**

**IMMACULATE, BRIGHT and AIRY**

**DRIVEWAY with ample OFF ROAD PARKING**

**CORNER PLOT**

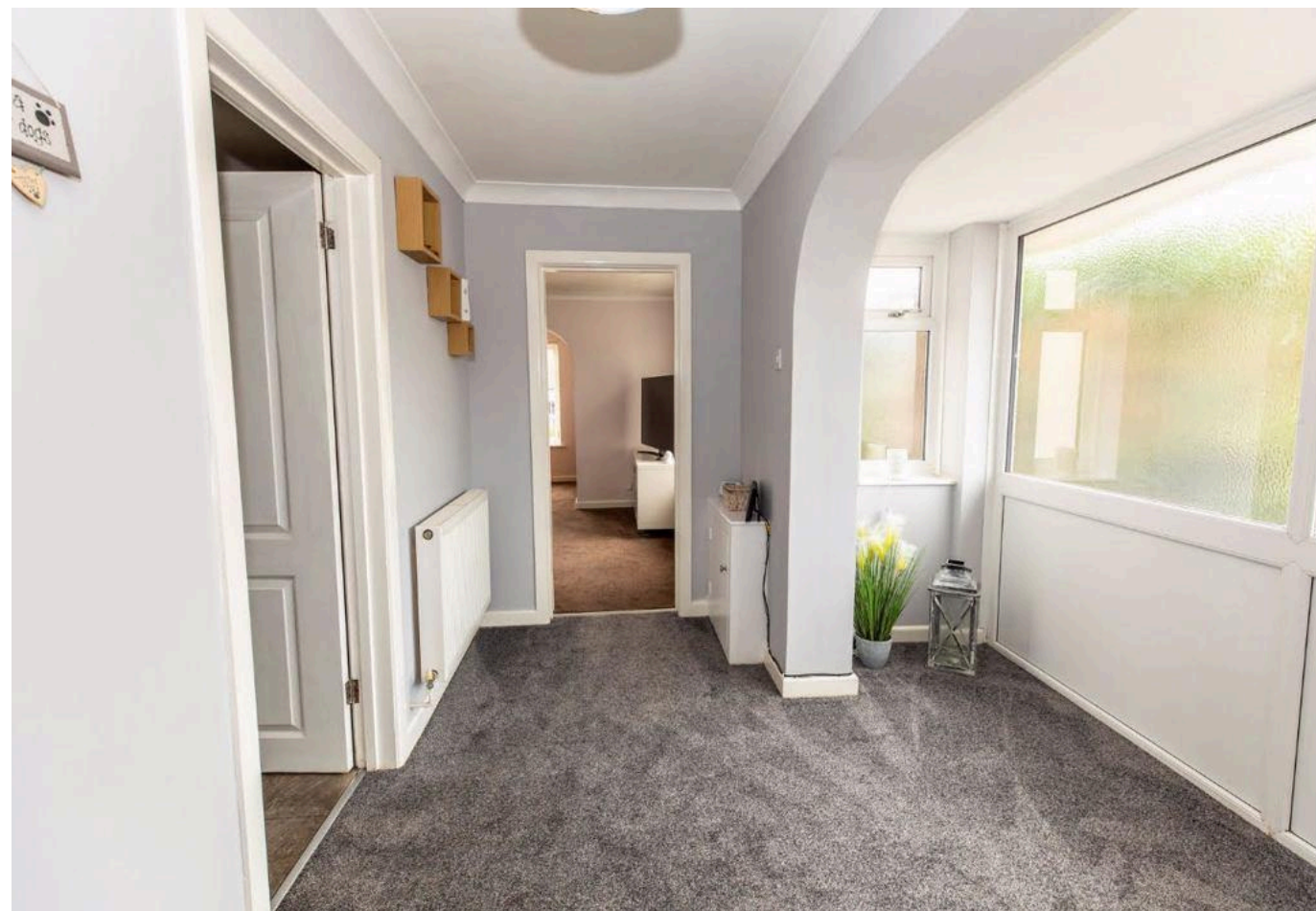
**HIGH GLOSS MODERN KITCHEN**

**2 X BATHROOM AND SEPERATE WC + ENSUITE SHOWER ROOM**

**INTEGRATED APPLIANCES includes a NEW fridge freezer**

**Council Tax Band D**

**Asking Price £425,000**



**Clarkes Properties - 696 Wimborne Road, BH9 2EG**

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[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.