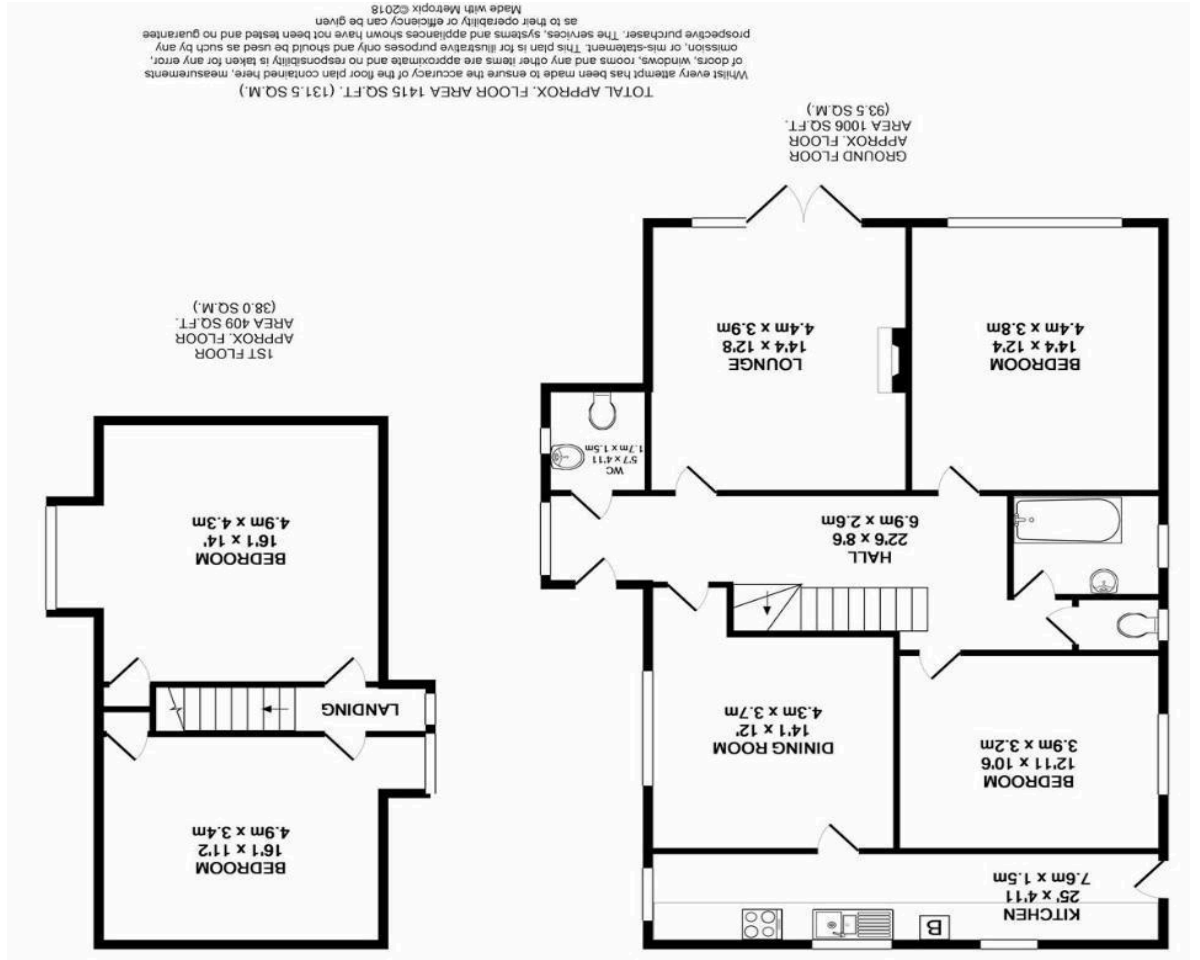


Energy Efficiency Rating		EU Directive 2002/91/EC	
Potential	Current	Very energy efficient - lower running costs	Not energy efficient - higher running costs
	81	A (92-100)	(1-20) G
		B (81-91)	(21-38) F
		C (69-80)	(39-54) E
		D (55-68)	
	67		



Kingswell Road, Ensbury Park, Bournemouth



Clarkes are pleased to offer this modernized four bedroom detached bungalow which has been finished to high standard, including matching internal; white painted wooden doors with chrome handles.

The family home is stylish and spacious throughout. In a popular Ensbury Park location which is close to Winton and Glenmoor academies, Kingsleigh Primary school and The Bourne Academy. Also near to local shops and supermarkets. Offered with no forward chain.

Entrance Hall

Spacious and wide front entrance via composite front door with patterned glass panels. Smooth painted ceiling with feature coving, painted walls and carpet flooring. Power points, phone point and a radiator.

Ground floor WC

A modern bathroom with white WC, vanity hand wash basin and chrome heated towel rail. Smooth painted ceiling, tile effect walls and flooring.

Lounge

The lounge offers a decorative fireplace, floor to ceiling UPVC double glazed windows and double glazed door opening out to the rear garden allowing plenty of natural light into the home. Smooth painted ceiling with feature coving, painted walls and carpet flooring. Power points, TV point and a radiator.

Dining room

A good size dining room has a smooth painted ceiling with feature coving, painted walls and carpet flooring. A side aspect UPVC double glazed window, power points and a radiator.

Kitchen

The kitchen offers a range of matching wall and base units and an integrated extractor over the Beko oven and hob. Roll edge work tops with splash backs and 1 ½ sink with mixer tap and drainer. Space for a fridge, freezer and washing machine. A half double glazed UPVC door provides access to the side of the home and also allows additional light in, alongside the front and side aspect UPVC double glazed windows. Smooth painted ceiling with feature coving, painted walls and tile effect flooring.

Bathroom

A stylish family bathroom suite comprises of a modern white bath with fitted shower screen and overhead shower. Featuring a vanity hand wash basin, chrome heated towel rail and a fitted mirror. Smooth painted ceiling with feature coving, half tiled walls and tile effect flooring. Side aspect UPVC double glazed window.

Separate WC

A separate white WC. Smooth painted ceiling with feature coving, half tiled walls and tile effect flooring.

Bedroom One

A spacious ground floor double bedroom offers a rear aspect UPVC double glazed window, power points and a radiator. Smooth painted ceiling with feature coving, painted walls and carpet flooring.

Bedroom Two

A second ground floor double bedroom offers a side aspect UPVC double glazed window, power points and a radiator. Smooth painted ceiling with feature coving, painted walls and carpet flooring.

Stairs Landing

Carpet stairs with white painted wooden banister lead up to the first floor. Smooth painted ceiling and painted walls, the landing also provides loft access. Side aspect UPVC double glazed window.

Bedroom Three & four.

The third and fourth bedrooms are upstairs. Both are large doubles and benefit from built in storage. Smooth painted ceilings with feature coving, painted walls and carpet flooring. Power points and radiators. Both bedrooms have side aspect UPVC double glazed windows.

Outside

A wooden gate opens to a large driveway which allows off road parking for multiple vehicles. Double gates at the side of the property lead around to the rear.

4 DOUBLE BEDROOMS

MODERN CHALET BUNGALOW

2 RECEPTION ROOMS

NO FORWARD CHAIN Call Clarkes To View

Council Tax Band D



Clarkes Properties - 696 Wimborne Road, BH9 2EG

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Asking Price £450,000

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