

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales EU Directive 2002/91/EC	
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)	
Not energy efficient - higher running costs	
80	68



HILL VIEW RD, By The Paddocks



HILL VIEW RD, By The Paddocks



IDEALLY SUITED to a couple wanting spacious peaceful accommodation. **SCOPE** to reinstate 3rd Bedroom if needed. Entrance Porch - a very practical space with custom built in storage and separate doors to Internal Workshop and the Main Entrance to the house. Entrance Hall - Hard flooring through the central hallway with doors to kitchen, dining room and lounge.

Kitchen 16' 2" x 8' 11" (4.93m x 2.72m) - A bright, spacious and stylish fitted kitchen with worktops on both sides, integrated breakfast bar and recessed feature Range Cooker and extractor.

Utility/Cloakroom - a handy Utility space with basin and WC Dining Room / Spare Room 14' 3" x 12' + Bay (4.34m x 3.66m + Bay) - a spacious room with large window to the front and a feature bay window to the side.

Lounge / Diner 21' 9" x 11' 10" + Bay (6.63m x 3.61m + Bay) - another bright room with window at the side and feature bay window to the rear.

Conservatory 9' 11" x 8' 9" (3.02m x 2.67m) - a lovely bright room for enjoying the landscaped garden with windows on 3 sides. Stairs & Landing Carpeted stairs onto Landing with custom built in storage.

Bedroom 1 11' 11" x 14' 9" (3.63m x 4.50m) A grand master bedroom with lots of windows and great views. Built in fitted wardrobes.

Bedroom 2 14' 3" x 12' (4.34m x 3.66m) Another big room with window to the side and built in storage.

Study / Guest Bedroom 9' 2" x 4' 10" (2.79m x 1.47m) Ideal home office or single guest bedroom Bathroom A very spacious and very well equipped bathroom with free standing bath and double shower enclosure with luxury shower.

Workshop 11' 10" x 10' 11" (3.61m x 3.33m) Integrated workshop with garden or porch access, power and lighting.

Outside - Fully landscaped all around the plot providing practical enclosed spaces to separate the parking from pathways around the property to enjoy great views, seating and patio areas. 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.

Clarks 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.

1755 sq ft

2 large receptions PLUS conservatory PLUS study

SEPARATE UTILITY

INTEGRATED WORKSHOP / STORE

EXTENSIVELY REFURBISHED & MODERNISED

LANDSCAPED GARDENS

Private & spacious gated plot

CURRENTLY arranged as 2 Bed

Council Tax Band D

**Offers In Excess Of
£480,000**



Clarks Properties - 696 Wimborne Road, BH9 2EG

Tel: 01202 533377 Email: enquiries@clarkesproperties.co.uk
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. Clarks 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.