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CHARTER ROAD
BOURNEMOUTH, BH11 9SS



GUIDE PRICE £480,000

- DETACHED FAMILY HOME
- THREE BEDROOMS
- OPEN PLAN KITCHEN/DINING/ SUNROOM
- UTILITY
- SEPARATE LOUNGE
- FAMILY BATHROOM
- GARAGE/STORE
- GENEROUS REAR GARDEN
- CONVENIENT LOCATION

This three double bedroom detached family home is conveniently located in Bearwood and within easy reach of Wimborne, Poole and Bournemouth.

The property offers well proportioned accommodation throughout including on the ground floor a well proportioned, dual aspect lounge with contemporary feature fireplace and a large, open plan kitchen/dining/family room with french doors leading out to the rear garden. The kitchen is fitted with a range of light fronted, modern base and wall units and appliances including eye level double oven and plate warmer, inset gas hob, extractor and integrated dishwasher and fridge/freezer. A breakfast bar provides seating and there is ample space too for dining table and chairs as well as casual seating overlooking the rear garden. There is an adjoining utility room, also with french doors out to the garden and internal door to useful storage converted from original garage space. A single integral garage has both pedestrian and vehicular



access.

On the first floor there are three double bedrooms - bedroom three with windows to all aspects and plentiful storage, giving the option for use as a home office/hobbies room. Bedroom one has a good size walk-in wardrobe and bedroom two overlooks the rear garden. These are served by a stylishly appointed family bathroom. With tiled floor and part tiled walls, the contemporary sanitaryware includes a bath, wall hung basin, semi-concealed WC and separate shower cubicle. There is also a ground floor cloakroom in the hallway.

Outside, there is ample off road parking and access to the integral garage with recently fitted car port and roller door. The generously sized, south easterly facing rear garden enjoys a good degree of privacy with fencing to all boundaries. Laid mainly to lawn with planted borders, there is a patio immediately to the rear of the property as well as a paved area with pergola over, set towards the rear boundary, ideal for garden furniture and alfresco dining.

EPC: D

Council Tax Band: D



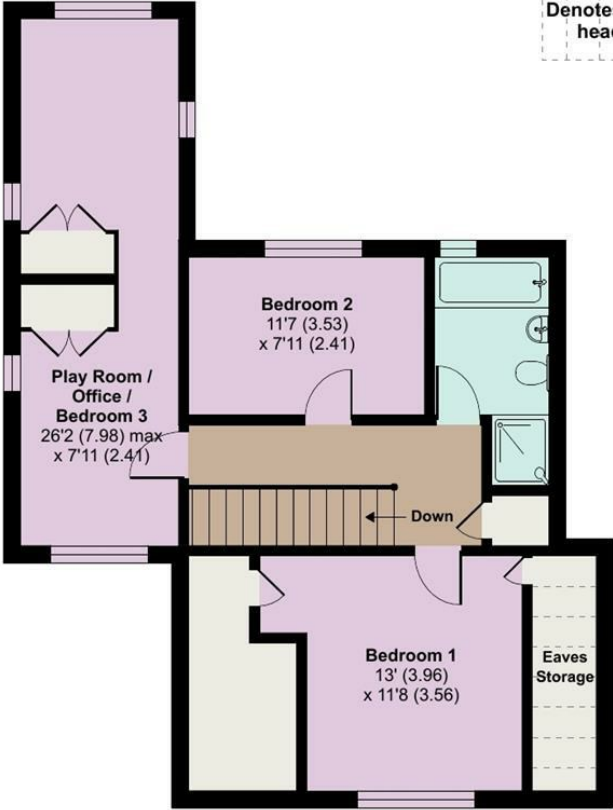
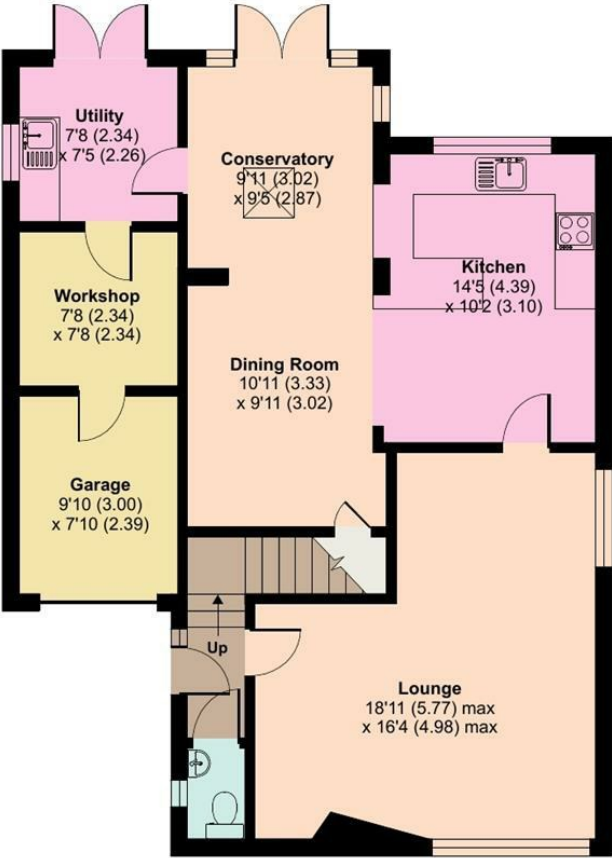
Charter Road, Bournemouth, BH11

Approximate Area = 1618 sq ft / 150.3 sq m (includes garage)

Limited Use Area(s) = 36 sq ft / 3.4 sq m

Total = 1654 sq ft / 153.7 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/dhcom 2022. Produced for Edwards Estates Ltd. REF: 922684



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