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STOUR WALK
BOURNEMOUTH, BH8 0BZ



GUIDE PRICE £775,000

An attractive four bedroom GEORGIAN STYLE FAMILY HOME located in the heart of the HISTORIC THROOP VILLAGE close to Throop Mill with beautiful RIVERSIDE WALKS and STUNNING COUNTRYSIDE VIEWS yet in close proximity of the seaside town of BOURNEMOUTH and the many amenities available. This gorgeous home features a large sitting room, conservatory, separate dining room, study, spacious kitchen and downstairs cloakroom.

Energy Performance Rating D
Council Tax Band E



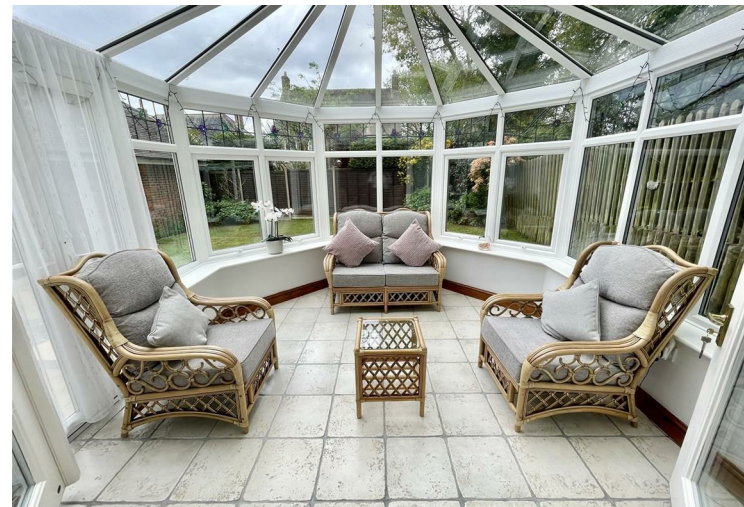
The kitchen has integrated appliances to include a double oven, hob and hood, fridge/freezer, dishwasher and waste disposal unit. There is space and plumbing for washing machine pelmet lighting under wall units and ceramic floor tiles.

The generous lounge boasts a feature bay window and fireplace with inset gas fire. From here there is access into the conservatory which has access and a view over the rear garden.

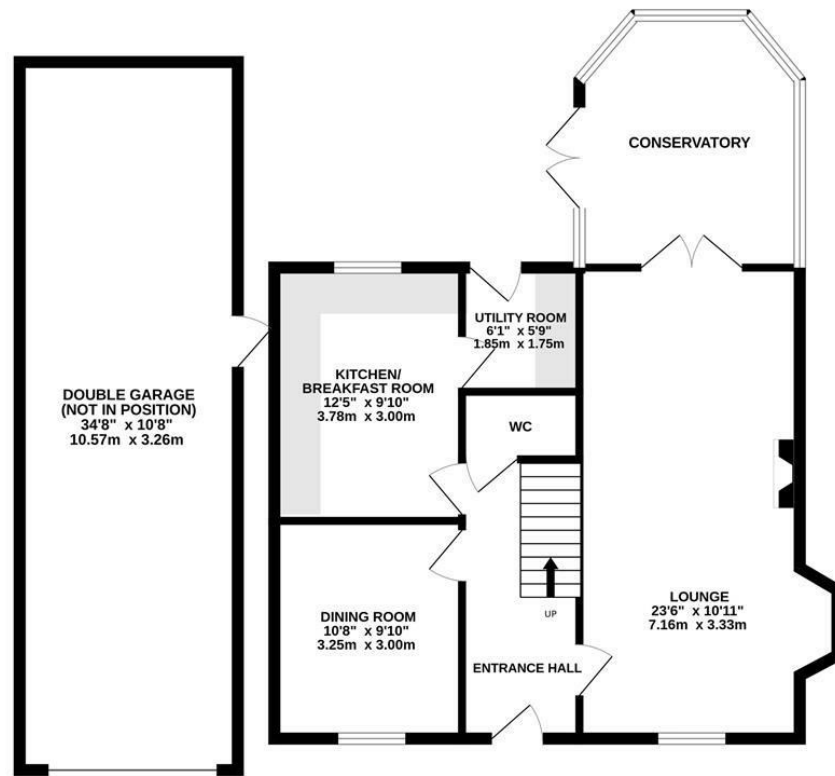
The master bedroom has built-in wardrobes plus an en-suite shower room with ceramic wall tiles, shower cubicle, thermostatic control shower, shaver light and socket. Bedrooms two, three and four also have built-in wardrobes.

The family bathroom has ceramic wall tiles, thermostat shower over the bath and shaver light and socket.

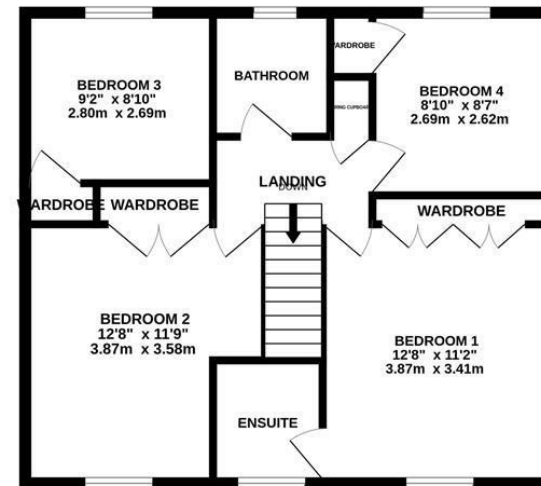
At the front, the garden is laid mainly to lawn and planted with a variety of attractive plants. A large driveway offers parking for multiple vehicles on the gravel driveway in front of the large garage with electrically operated roller door, power and light. Extremely low maintenance, the rear garden is again laid mainly to lawn with two patio areas.



GROUND FLOOR
1094 sq.ft. (101.7 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1688 sq.ft. (156.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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