



116 Nortoft Road, Charminster, Bournemouth, Dorset, BH8 8PZ
Offers In Excess Of £300,000



This well presented and spacious three double bedroom family home is located in the popular area of Charminster, Bournemouth.

The house is perfectly laid out for family living with a large, bright lounge/diner at the front, as well as a spacious modern kitchen/diner at the rear. The ground floor also has a handy downstairs WC and an entrance porch at the front.

Upstairs there is a good sized master bedroom with an adjoining en-suite shower room. These front rooms get lots of natural light throughout the day.

The other two bedrooms are both similar sized doubles making it ideal for a growing family. In addition to this there is also a family bathroom and an extra WC and basin in the second bedroom. The landing has a very useful storage space that could be used as a wardrobe, or even a small computer/office space.

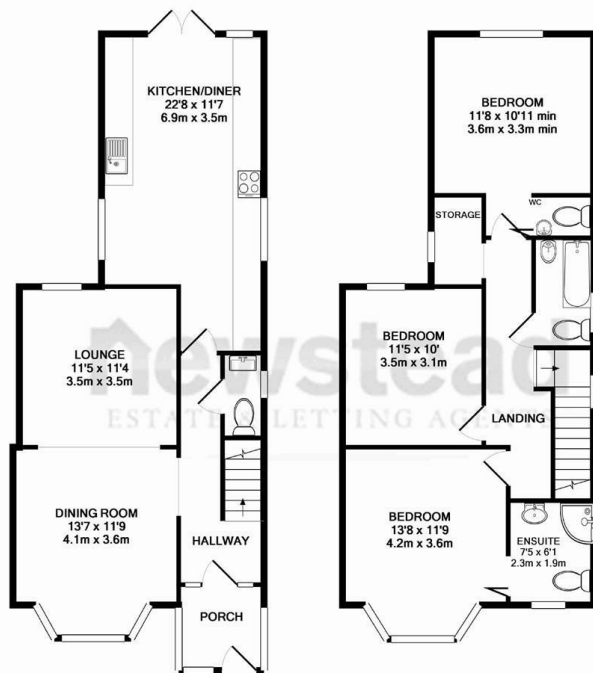
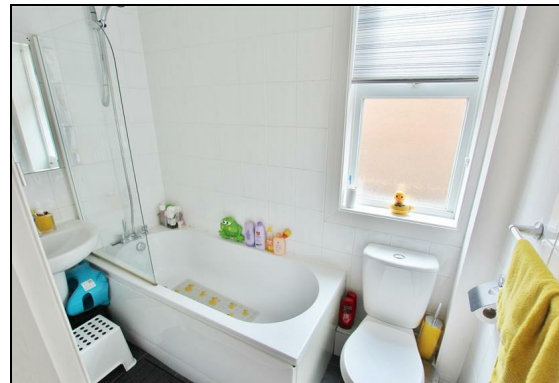
There is access to the loft from the first floor which has a huge amount of additional storage space and may even offer scope for additional rooms subject to necessary consents.

UPVC double glazing and modern gas central heating is fitted throughout as well as electric under-floor heating in the kitchen/diner.

Outside, the front of the property is laid to hard standing to provide parking. There is also a driveway at the side which is big enough for a small car, but may be a bit tight for something larger.

The driveway backs on to a handy covered storage area and leads through to the rear garden which is mostly laid to lawn with some areas of hard standing and is retained by panel fencing.

The garden also has a new summer house/office which has power and light and would provide an ideal workspace for those wishing to work from home.



GROUND FLOOR
APPROX. FLOOR
AREA 651 SQ.FT.
(60.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 628 SQ.FT.
(58.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1278 SQ.FT. (118.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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