



The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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11 Alderley Road, Bournemouth, Dorset, BH10 6DY

Guide Price £425,000

**** SOUTH-WESTERLY FACING PRIVATE GARDEN ** ALMOST 1,300 SQUARE FEET OF LIVING ACCOMMODATION **** Link Homes Estate Agents are delighted to offer for sale this five bedroom detached chalet bungalow situated in the residential and popular BH10 postcode. Benefitting from an array of fine features including a stylish open-plan kitchen/dining room/ living room with direct access onto the low maintenance South-Westerly facing garden, three good-sized bedrooms on the ground floor, two three-piece bathroom suites - one on each floor, a single garage with a pitched roof and a tarmacked driveway with parking for multiple vehicles! This is a must-view to appreciate the level of living accommodation on offer!

Alderley Road can be found in the much desired and central Northbourne location. Within the area are many convenient amenities and attractions, few of which include the Castlepoint shopping complex, the Stour Valley Nature Reserve, Redhill Park, The River Stour, Kinson Manor playing fields, Pelhams Park, Tesco's Supermarket and Express, both Kinson and Winton high streets and much more. Close by are some brilliant local schools including the Glenmoor and Winton Academies, Winton Primary School, Hill View Primary Academy, The Bourne Academy and Kinson Academy. Bournemouth and Poole Town centres can be found just a short drive away as well as Bournemouth International Airport.



Ground Floor

Entrance Hallway

Coved and smooth set ceiling, downlights, smoke alarm, UPVC door to the side aspect, cupboard with the consumer unit enclosed, two radiators, stairs to the first floor and laminate flooring.

Open Plan Kitchen/Diner

Coved and smooth set ceiling, downlights, UPVC double glazed single door to the side aspect, wall and base fitted units, integrated longline fridge/freezer, integrated dishwasher, butler sink with drainer, integrated washing machine, Quartz worktops, Quartz splash back, cupboard with the boiler enclosed, four point induction hob with integrated oven and extractor fan, island with storage and room for bar stools, power points and herringbone style flooring.

Living Room

Coved and smooth set ceiling, downlights, ceiling lights, UPVC double glazed window to the side aspect with bespoke fitted shutters, radiator, power points, television point and herringbone style flooring.

Conservatory

UPVC roof, UPVC double glazed windows to the side and rear, UPVC double glazed French doors to the rear aspect and herringbone style flooring.

Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed windows to the front aspect with bespoke fitted shutters, radiators, feature panelling, power points and laminate flooring.

Bedroom Two

Coved and smooth set ceiling, downlights, UPVC double glazed windows to the front aspect with bespoke fitted shutters, radiators, power points, television point and carpeted flooring.

Bedroom Three

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect with bespoke fitted shutters, radiator, power points and carpeted flooring.

Shower Room

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, fitted shutters, walk-in double waterfall shower with extra shower head, pedestal sink, toilet, tiled walls, stainless steel heated towel rail and tiled flooring.



First Floor

Landing

Smooth set ceiling, downlights, wall lights, Velux style window to the side aspect with fitted shutter, wooden balustrades and carpeted flooring.

Bedroom Four

Smooth set ceiling, ceiling light, UPVC double glazed Velux with fitted blinds, eaves storage, power points with USB charging, radiator and carpeted flooring.

Bedroom Five/Study

Smooth set ceiling, downlights, UPVC double glazed Velux window with fitted shutters, eaves storage, radiator, power points and carpeted flooring.

Bathroom

Smooth set ceiling, wall light, Velux style window to the side aspect with fitted shutters, panelled bath, pedestal sink, toilet, heated towel rail, part tiled walls, extractor fan, shaver point and tiled flooring.

Outside

Garden

Laid to patio with surrounding wooden fences, pergola area, decking area, outside lighting shed with a pitched roof, side gated access and an outside tap.

Driveway

Tarmacked driveway with space for multiple vehicles, outside light, side gated access and wooden fences.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: D - Approximately £2,254.94 per annum.

Stamp Duty

First Time Buyers: £6,250
Moving Home: £11,250
Additional Property: £32,500