
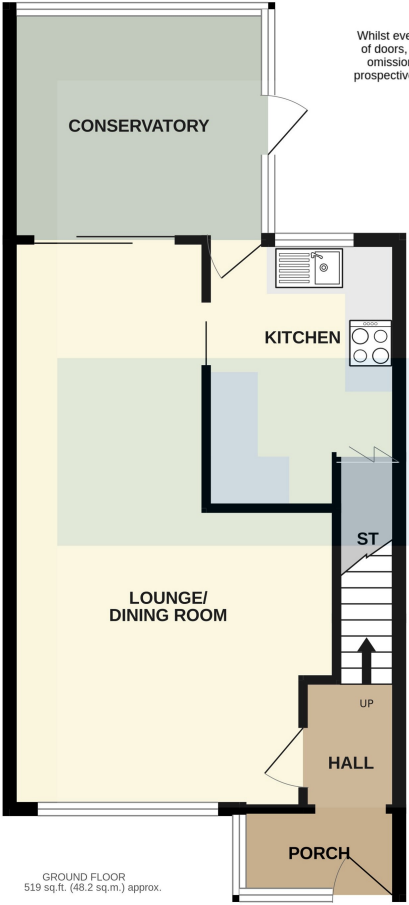




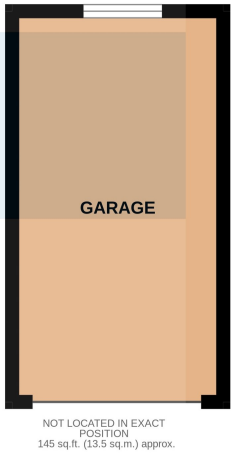
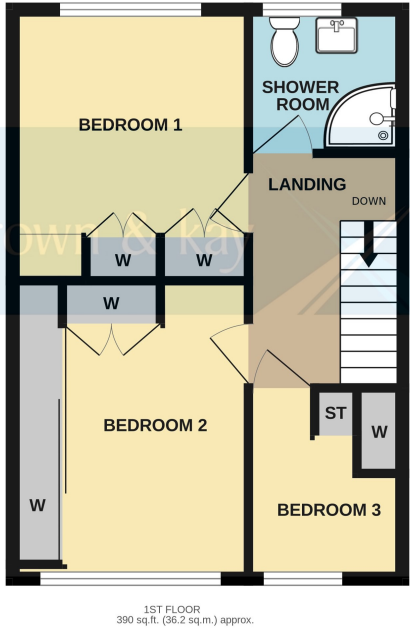
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	73	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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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14 Sunridge Close, BRANKSOME, Dorset BH12 1PZ

£345,000

The Property

Brown and Kay are delighted to market this well presented three bedroom semi detached property in a sought after cul-de-sac location, within walking distance of Talbot Heath nature reserve and Bishop Aldhelm's C.E. Primary School. This lovely home boasts many benefits to include a well fitted kitchen, separate dining area and generous lounge leading to conservatory with direct access to the garden, and on the first floor are three bedrooms plus shower room. A particular feature of the home is the good size garden to the rear and together with ample off road parking and garage.

This lovely home occupies a super location moments from the sought after Bishop Aldhelm's school and within strolling distance of Talbot Heath nature reserve, a haven for local wildlife. Amenities and bus services are also closeby is the nearby retail park with stores to include John Lewis and Next. The bustling village of Westbourne is within comfortable reach and there you can enjoy an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. For beach lovers, miles upon miles of glorious sandy beaches and promenade stretch from the well renowned Sandbanks through to trendy Southbourne and beyond.

DOUBLE GLAZED DOOR TO
Entrance hall/lobby, radiator, heater

LOUNGE/DINER
13' 10" x 12' 6" (4.22m x 3.81m) LOUNGE AREA:
Double glazed front window, radiator, feature stone fireplace with matching hearth and mantle.

DINING AREA
11' 10" x 8' 1" (3.61m x 2.46m) Space for table and chairs, pleasant outlook to rear garden, double glazed door to:

CONSERVATORY
10' 9" x 10' 0" (3.28m x 3.05m) Double glazed side and rear windows with pleasant outlook over secluded gardens, double glazed doors to rear gardens.

KITCHEN
11' 3" x 8' 5" (3.43m x 2.57m) Double glazed rear window, excellent range of wall and base units, work surface with inset gas hob, matching double oven, further range of wall cupboards, space and plumbing for dishwasher, space for washing machine, glow worm boiler, pantry style cupboard.

STAIRS TO FIRST FLOOR LANDING
Double glazed side window, access to loft space.

BEDROOM ONE
12' 8" x 8' 0" (3.86m x 2.44m) Double glazed front window, excellent range of built in wardrobes including full width triple sliding with adjacent double robe and cupboard, radiator.

BEDROOM TWO
11' 4" x 10' 0"including wardrobe (3.45m x 3.05m) Double glazed rear window with pleasant outlook, two sets of double wardrobes with adjacent chest of drawers, radiator

BEDROOM THREE
8' 1" x 6' 6" (2.46m x 1.98m) Double glazed front window, built in wardrobe with adjacent drawer space, radiator

SHOWER ROOM
6' 5" x 6' 0" (1.96m x 1.83m) Double glazed rear window, radiator, wash hand basin, low level WC, corner shower cubicle, wall mounted shower, tiled walls.

FRONT GARDEN
Arranged for low maintenance in mind with ornate centre patio, well stocked flower and shrub borders, rockery stone with further shrubs. Driveway to side provides ample parking spaces and leads to:

GARAGE: Up and over door

REAR GARDEN
Beautiful private rear garden which ahs a paved area with dwarf walls with inset shrubs and flower, further patio area ideal for those sunny evenings, timber shed, lawned area again bordered with shrubs.

MATERIAL INFORMATION
Tenure – Freehold
Utilities – Mains Electric & Water
Drainage – Mains Drainage
Broadband – Refer to Ofcom website
Mobile Signal – Refer to Ofcom website
Council Tax – Band C
EPC Rating - C