



**Norton Road, Bournemouth,
Dorset, BH9 2PY**

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FREEHOLD

A superbly presented four bedroom detached character house situated on the outskirts of Bournemouth Town Centre with a premier residential and school catchment location. Having undergone extensive modernisation and updating by the current owners the property features two reception rooms, a conservatory, high specification kitchen and bathroom whilst also benefitting from a large rear garden, detached garage and ample off road parking.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, leads into a spacious living room overlooking the front aspect. A separate dining room, to the rear of the property, leads into a conservatory overlooking and providing access to the private, sunny aspect rear garden. A high specification kitchen offers a comprehensive range of floor and wall mounted units finished with a slim line granite work surface. The ground floor accommodation is complete with a WC.

The first floor landing, with feature stained glass window, leads to the property's four bedrooms all of which are generous in size with two of the bedrooms featuring fitted wardrobes. Completing the accommodation is a luxury family bathroom featuring A WC, wash hand basin and bath with shower over.

Externally a particular feature of the property is the spacious, sunny aspect rear garden featuring a large patio seating area adjoining the rear of the property and to the rear of the garden with a large area laid to lawn. To the front an attractive block paved driveway provides ample off road parking with double gates providing access to a large detached garage.

EPC RATING: D

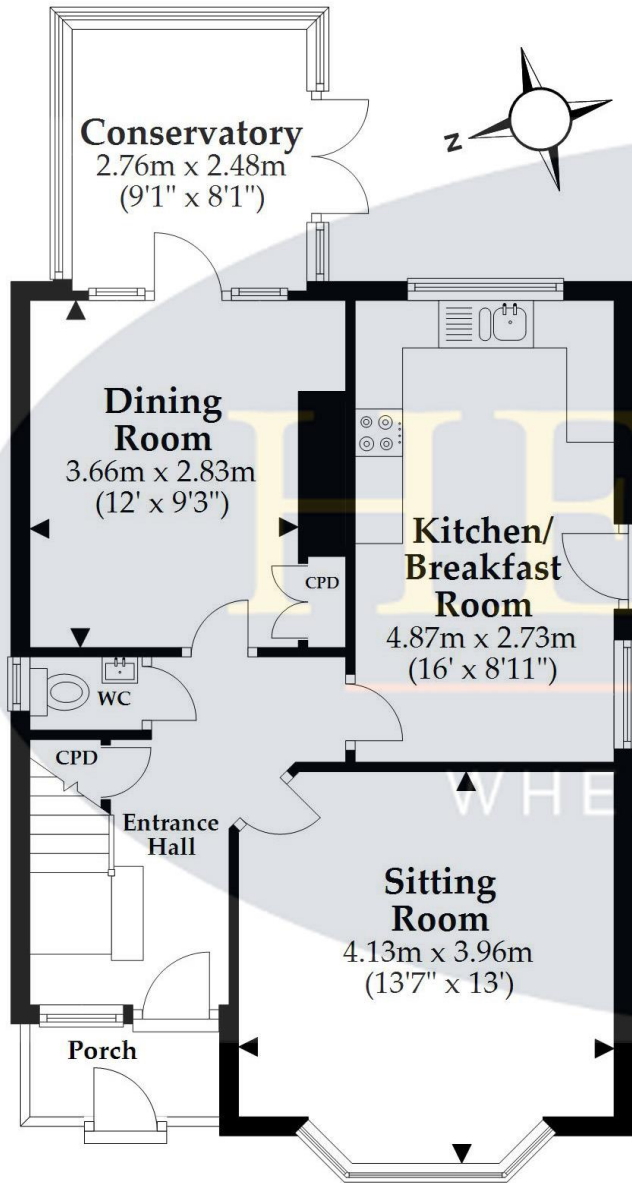
COUNCIL TAX BAND: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



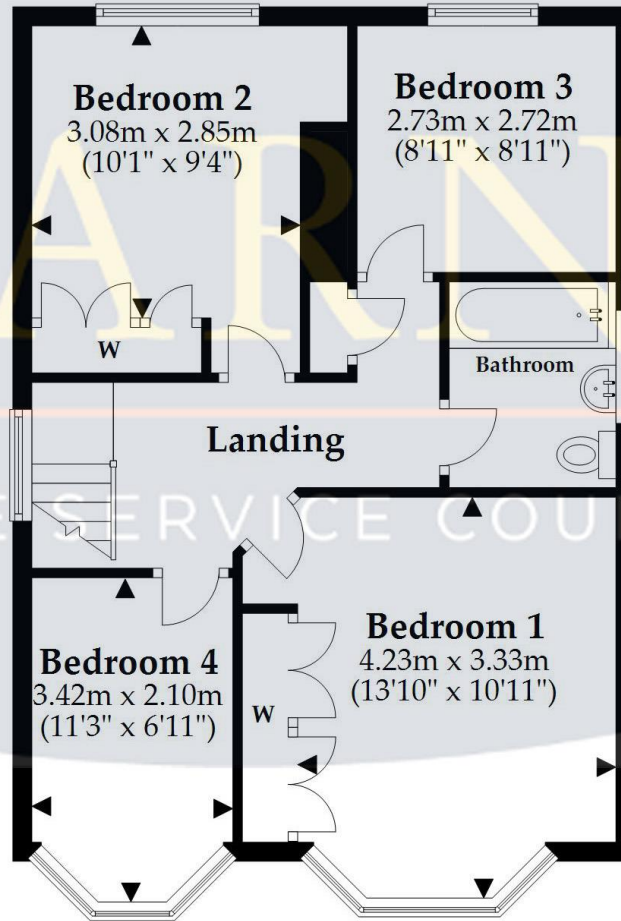
Ground Floor

Approx. 57.9 sq. metres (623.2 sq. feet)



First Floor

Approx. 54.0 sq. metres (581.2 sq. feet)



Garage

Approx. 18.5 sq. metres (198.8 sq. feet)

