

Ground Floor

Living Room

Shower Room

Kitchen

Dining Room

Bedroom 2

Master Bedroom

Energy Efficiency Rating	
Potential	Current
81	59

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





Location

Old Vicarage Close is situated within this tranquil cul-de-sac just off of New Road in the highly sought after Northbourne Location.

The property is moments away from Kinson which in turn offers an array of Supermarkets, Cafes and independent shops and is also a short journey to Castlepoint Shopping Centre and Bournemouth Town Centre as well as benefiting from being very close to local parks such as Redhill Park and further benefits from being a very short walk to Stour Valley Nature Reserve.

There are excellent transport links on nearby New Road which connects you directly to Bournemouth Town Centre and beyond.

Property

A modern two double bedroom detached bungalow in which the Vendor has maintained to a very high standard throughout. The Entrance Hall is laid to a Karndene style flooring and in turn provides access to all principle rooms.

The Living Room is a real feature of the property being of a dual aspect with a bay window with fitted shutters and side aspect window and in turn has a feature fireplace.

The Kitchen/Dining Room is a spacious and bright room overlooking the Rear Garden. The Kitchen is a modern fitted space with Quartz work surfaces and integrated appliances and laid to Karndene flooring which continues through to the Dining Room which has vaulted ceilings, air conditioning and heating unit and has double glazed patio doors giving access through to the Rear Garden.

Bedroom One is a further dual aspect room offering a fantastic space and fitted wardrobes. Bedroom Two is a further double room also benefiting from fitted wardrobes and has a rear aspect window.

The Shower Room is a modern suite comprising of a large walk in shower, WC with concealed cistern and a side aspect window.

The Rear Garden is a real feature of this property being a private enclosed space and benefits from a patio area and section of lawn. The Rear Garden also houses two garden sheds with power.

The front of the property is laid to a large tarmac drive providing ample off road parking for numerous vehicles.

Living Room

12' 7" x 11' 3" (3.84m x 3.43m) A very bright room with a feature front aspect bay window and side aspect window and further benefits from a feature fireplace.

Kitchen

11' 10" x 10' 9" (3.61m x 3.28m) Modern fitted Kitchen benefiting from an integrated dishwasher, fridge freezer, Neff Oven, induction hob, stainless steel extractor hood.

Dining Room

12' 0" x 10' 9" (3.66m x 3.28m) Impressive open plan room from the Kitchen with vaulted ceilings and overlooking the Rear Garden.

Bedroom One

13' 1" x 9' 10" (3.99m x 3.00m) Spacious dual aspect bright room.

Bedroom Two

10' 7" x 7' 11" (3.23m x 2.41m) Further double room with rear aspect double glazed window.

Shower Room

11' 5" x 5' 10" (3.48m x 1.78m) Modern shower room with oversized walk in shower.



PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any item shown will be included in the property.

