



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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12 Noel Road, Bournemouth, Dorset, BH10 4DP

Guide Price £395,000

**** IMMACULATELY PRESENTED **** Link Homes Estate Agents are delighted to offer for sale this contemporary three bedroom detached bungalow situated in the BH10 postcode. Benefitting from an array of fine features including three good-sized bedrooms, a separate living room with a feature bay window to the front aspect and a gorgeous exposed brick fireplace, a dining room leading onto the bright and airy kitchen, a stylish three-piece family bathroom suite, a fully-landscaped private rear garden with an outbuilding offering power and lighting, a single garage with a pitched roof, ample storage throughout and a shingle driveway with parking for multiple vehicles. This is a must-view to appreciate the specification throughout & accommodation on offer!

Noel road is situated in the much-desired and residential BH10 postcode, just moments away from Wallisdown High Street offering various local amenities including Tesco Express, Wallisdown Pharmacy, The Post Office, Boots Opticians, Aldi supermarket and main bus routes to both Bournemouth and Poole. Turbary Retail Park is located just 1.5 miles away which offers popular shops including The Range, Dunelm, Matalan, TK Maxx and many more. Local schools include St Mark's C Of E Primary School, Heathlands Primary Academy, Kingsleigh Primary School and Glenmoor & Winton Academies, which are all located under 1.5 miles away. A truly great location!



Ground Floor

Entrance Hallway

Coved and smooth set ceiling, downlights, smoke alarm, loft hatch (boiler, fitted ladder, partially boarded and a light), double glazed composite door to the side aspect, 'PIV' ventilation system, radiator, feature panelling, storage cupboard with lighting and the consumer unit enclosed, 'Nest' thermostat and laminate flooring.

Living Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, wall mounted longline radiator, exposed brick feature fireplace, television point, power points with USB charging and carpeted flooring.

Dining Room

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points with USB charging and laminate flooring.

Kitchen

Smooth set ceiling, downlights, smoke alarm, UPVC double glazed window to the rear aspect, UPVC double glazed frosted single door to the side aspect, underfloor heating, wall and base fitted units, four point electric 'Bosch' hob with stainless steel extractor fan, integrated double oven, one and a half bowl butler sink with drainer, space for a dishwasher, space for a washing machine, space for a longline fridge/freezer, power points with USB charging, underfloor heating thermostat, tiled splash back, fitted wine rack, sensor under counter lighting and tiled flooring.

Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, radiator, power points, internet point, television point and carpeted flooring.

Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, wall mounted longline radiator, feature cedar cladding, power points, television point, internet point and laminate flooring.



Bedroom Three

Coved and smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, radiator, power points and laminate flooring.

Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, panelled bath with overhead waterfall shower and glass shower screen, toilet, wall mounted sink with under storage, heated towel rail, vanity unit with mirrored front, part tiled walls, recess shelving and tiled flooring.

Outside

Garden

Laid to lawn with decking area, concrete area, surrounding wooden fences, surrounding shrubbery, outside light, outside tap, raised sleepers, palm tree, feature spotlights in the decking, external power points, slate boarder, side gated access and feature panelling.

Outbuilding

UPVC double glazed windows to the front aspect, UPVC double glazed French doors to the side aspect, lighting and power.

Garage

Pitched roof with up and over door, power and lighting.

Driveway

Shingle and concrete driveway with parking for multiple vehicles, surrounding wooden fences, raised sleepers and side gated access.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: C - Approximately £2,004.38 per annum.
Flat roof replaced in 2023 - 18 year warranty remaining.

Stamp Duty

First Time Buyer: £4,750
Moving Home: £9,750
Additional Property: £29,500