



**LINKHOMES**  
ESTATE AGENTS

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**276 Castle Lane West, Bournemouth, Dorset, BH8 9TU**  
**Guide Price £675,000**

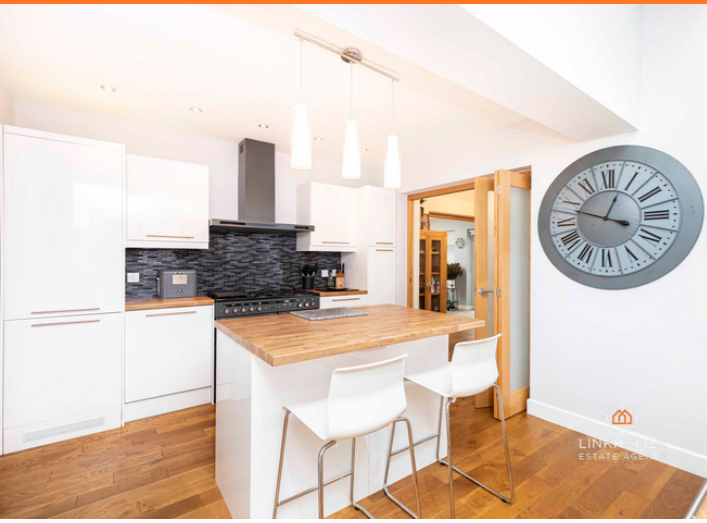
**\*\* IMMACULATELY PRESENTED FAMILY HOME \*\*** Link Homes Estate Agents are delighted to present for sale this four bedroom, three bathroom, Renovated and extended detached family home in the Strouden Park area. This stunning home benefitting from 1876 Square feet of living accommodation, offers an abundance of fine features including a bright and stylish kitchen, a separate dining room with a vaulted ceiling and electric Velux windows, a cosy garden room with a media wall and direct access onto the Southerly-facing garden, a separate snug, a study with a bay window, three upstairs bedrooms with bedroom one offering mirrored built-in wardrobes and a Juliet balcony boasting views over the playing fields, a modern family bathroom, a downstairs bedroom with en-suite, an outbuilding and off-road parking for multiple vehicles! This is a must-view to appreciate the wealth of space and high-quality finish on offer.

Castle Lane West is situated in the much-desired area of Strouden Park and offers an abundance of local amenities. Just moments away you will find Castlepoint Shopping Centre, Mallard Road Retail Park, The Sir David English Sports Centre, Royal Bournemouth Hospital, Castle Lane Pharmacy and Littledown Leisure Centre. Schools nearby include Queen's Park Academy, St. Walburga's Catholic Primary School, Bournemouth School for Girls, Bournemouth School for Boys and The Bishop of Winchester Academy. The property is located centrally and offers quick access onto the A338 Wessex Way and Bournemouth Train Station is located 3 miles away with direct routes to London Waterloo. It is also useful to note, there are multiple bus stops running frequently within walking distance from the property. A short drive away you will also find Bournemouth's famous sandy beaches, a truly great location!

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.







## Ground Floor

### Porch

Smooth set ceiling, ceiling light, frosted composite door to the front aspect, radiator, two double-glazed UPVC windows to the front aspect, frosted composite door to the entrance hall and tiled flooring.

### Entrance Hallway

Smooth set ceiling, ceiling light, smoke alarm, carpeted stairs with wooden balustrades to the first floor, radiator, thermostat, power points, understairs storage housing the boiler and engineered oak flooring.

### Kitchen

Smooth set ceiling, downlights, ceiling light, sky light window to the side aspect, extractor fan, double-glazed UPVC window to the side aspect, double-glazed UPVC frosted composite door to the side aspect, wall and base mounted units, island/breakfast bar, two bowl stainless steel sink with drainer, tiled splashback, integrated dishwasher, integrated under-counter fridge, integrated under-counter freezer, integrated longline fridge/freezer, space for a washing machine, power points, under-counter lights, radiator, frosted bi-fold doors to the dining room and engineered oak flooring.

### Dining Room

Vaulted smooth set ceiling, ceiling light, electric Velux windows with blinds to the side aspect, triple-glazed UPVC window to the side aspect, power points, ariel point, radiator, frosted bi-fold doors onto the garden room and engineered oak flooring.

### Garden Room

Vaulted smooth set ceiling, ceiling light, sky-light window, double-glazed UPVC window to the rear aspect, triple-glazed UPVC French doors to the rear aspect, media wall, power points, television point, radiator and tiled flooring.

### Living Room

Smooth set ceiling, ceiling light, radiator, multi-fuel burner, power points and engineered oak flooring.

### Snug

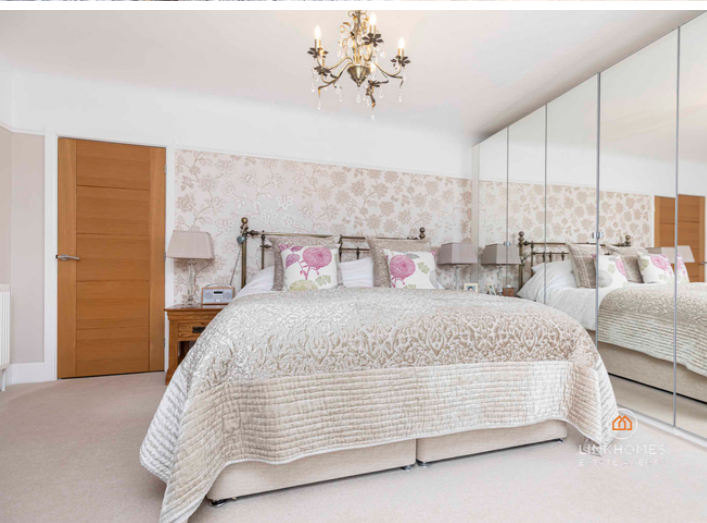
Smooth set ceiling, ceiling lights, double-glazed UPVC bay window to the front aspect, power points, radiator, internet connection and engineered oak flooring.

### Bathroom

Smooth set ceiling, ceiling light, extractor fan, double-glazed UPVC frosted windows to the front aspect, partially-tiled, stainless steel radiator, chamber toilet, pedestal sink, free-standing bath with stainless steel showerhead and tiled flooring.

### Bedroom Two

Vaulted smooth set ceiling, ceiling light, electric Velux windows to the side aspect with blinds, triple-glazed UPVC windows to the rear aspect, triple-glazed UPVC French doors to the rear aspect, radiator, power points, built-in wardrobes and engineered oak flooring.



### En-Suite

Smooth set ceiling, ceiling lights, extractor fan, double-glazed UPVC frosted window to the side aspect, stainless steel heated towel rail, toilet, wall-mounted sink and vanity unit, fully-tiled enclosed electric double-shower with a glass shower screen and tiled flooring.

## First Floor

### Landing

Ceiling light, smoke alarm, double-glazed UPVC frosted window to the front aspect, carpeted stairs with wooden balustrades and carpeted flooring.

### Bedroom One

Ceiling light, double-glazed UPVC French doors onto the Juliet balcony, double-glazed UPVC windows to the rear aspect, built-in mirrored wardrobes, radiator, power points and carpeted flooring.

### Bedroom Three

Ceiling light, double-glazed UPVC bay window to the front aspect, built-in wardrobes, radiator, power points and carpeted flooring.

### Bedroom Four

Coved ceiling, double-glazed UPVC window to the rear aspect, radiator, power points and engineered oak flooring.

### Bathroom

Coved ceiling, ceiling lights, loft access, double-glazed UPVC frosted window to the front aspect, stainless steel heated towel rail, wall-mounted sink with under-storage, wall-mounted toilet, fully tiled and double enclosed shower with downlights and extractor fan and tiled flooring.

## Outside

### Garden

Indian Limestone paved patio area with covered lean-to, wall lights, power points, outside tap, surrounding fences, laid to lawn with pop up sprinklers and micro irrigation installed, rear gated access onto the playing fields, outbuilding with power and lighting, shingle area and pond with surrounding shrubbery, side access with locking gate and power points.

### Driveway

Surrounding fences, brick-built wall, shrubbery and concrete impression driveway for multiple vehicles.

## Agent's Notes

### Useful Information

Tenure: Freehold  
EPC: D  
Council Tax Band: D - Approximately £ 2,048.24

### Stamp Duty

First Time Buyer: £21,250  
Moving Home: £21,250  
Additional Property: £41,500