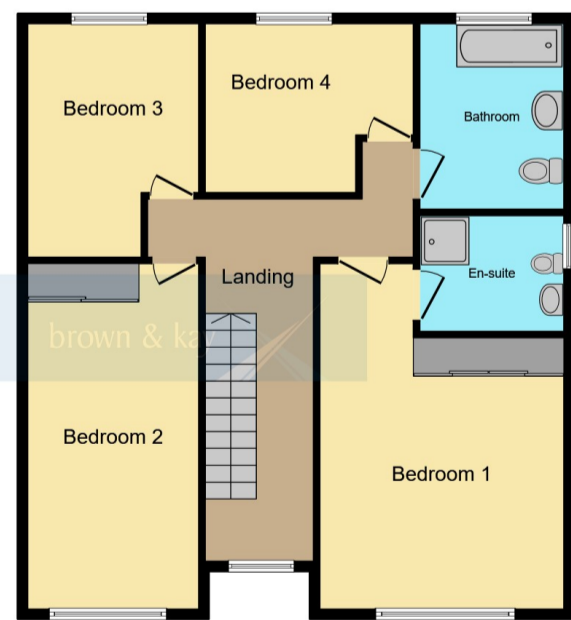




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



68 Cooke Road, BRANKSOME, Dorset BH12 1QB

Guide Price £485,000

The Property

GUIDE PRICE £485,000 - £500,000 Brown and Kay are pleased to market this well presented four bedroom detached house located in the highly popular area of Branksome. The home benefits from a generous lounge / dining room to the rear of the property, large fitted kitchen with separate utility room, downstairs cloakroom, four double bedrooms, one with an en-suite, and a family bathroom. Additionally, the home benefits from an integral garage with power and light, driveway with off road parking for two vehicles and a delightful garden to the rear.

The property occupies a pleasant cul de sac location in the sought after area of Branksome, ideal for families with a local school close to hand. Talbot Heath nature reserve is also nearby as are local shops together with the Sainsburys shopping store and John Lewis home store. The bustling village of Westbourne with its eclectic mix of cafe bars and restaurants as well as the usual high street names such as Marks and Spencer food hall is within comfortable reach as are golden sandy beaches with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

ENTRANCE HALL

Stairs to the first floor.

KITCHEN

12' 6" x 12' 4" (3.81m x 3.76m) Window to the front aspect and door to utility room. Well fitted with a range of base and wall units with work surfaces over, integrated dishwasher, fridge/freezer, eye level double oven, gas hob with extractor, and inset one and a half bowl sink unit.

LIVING ROOM

18' 4" x 12' 0" (5.59m x 3.66m) Two patio doors to the rear garden.

DINING ROOM

11' 0" x 8' 9" (3.35m x 2.67m) Patio doors to the rear garden.

CLOAKROOM

Wash hand basin and w.c.

FIRST FLOOR LANDING

Doors to the following rooms.

BEDROOM ONE

17' 11" x 12' 4" (5.46m x 3.76m) Window to the front aspect, fitted wardrobe.

EN-SUITE SHOWER ROOM

Suite comprising shower cubicle, w.c. and wash hand basin. Heated towel rail and frosted window to the side aspect.

BEDROOM TWO

17' 11" x 8' 9" (5.46m x 2.67m) Window to the front aspect, fitted wardrobes.

BEDROOM THREE

11' 10" x 8' 9" (3.61m x 2.67m) Window to the rear aspect.

BEDROOM FOUR

10' 8" x 8' 8" (3.25m x 2.64m) Window to the rear aspect.

BATHROOM

Suite comprising bath, wash hand basin and w.c. Radiator and frosted window to the rear aspect.

INTEGRAL GARAGE & DRIVEWAY

18' 8" x 8' 9" (5.69m x 2.67m) Driveway provides off road parking and in turn leads to the integral garage.

REAR GARDEN

Mix of patio ideal for outside entertaining with the remainder laid to lawn.

COUNCIL TAX - BAND E