



ORCHESTON ROAD, BOURNEMOUTH, BH8

£435,000 FREEHOLD

An incredibly well presented four bedroom detached character house which has been comprehensively refurbished by the current owners and comprises of modern contemporary and socialable living space throughout. The house is situated close to local amenities, good transport links and excellent schools making it a super family home.

Detached family home | Four bedrooms | Two reception rooms | Large modern kitchen | Contemporary bathroom | Sunny rear garden | Off road parking

Westbourne | 01202 767633 |

Winkworth



LOCATION

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

Westbourne, Charminster & Winton are nearby and offer a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

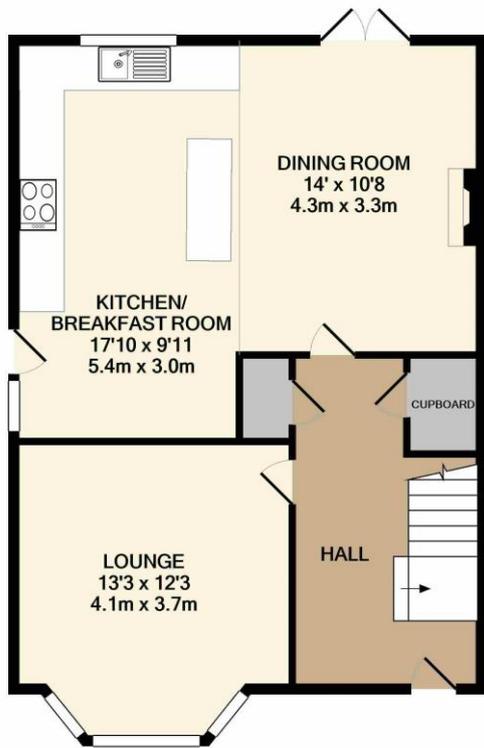


DESCRIPTION

The property is approached via a paved driveway with parking for several cars. The front door then leads into the entrance hallway which houses a storage cupboard, a WC and doors to principal rooms. Downstairs there are two reception rooms; a good size lounge with a bay window to front aspect and a rear facing dining room with fireplace and French doors which lead out onto the back garden. The dining room is open plan to the kitchen breakfast room which is a particular feature of the house and is fitted with a range of contemporary base and eye level work units with a kitchen island and integrated appliances.

Upstairs there are four bright bedrooms, three of which are good size double bedrooms and a smaller fourth bedroom which is currently arranged as a study. The modern family bathroom comprises of a suite to include low-level WC, pedestal hand wash basin and panelled bath with shower above.

The rear garden is predominantly laid to lawn with mature shrub and tree borders, a paved area for outside dining and a standalone garage (no car access) with full power and light.



GROUND FLOOR
APPROX. FLOOR
AREA 610 SQ.FT.
(56.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 611 SQ.FT.
(56.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1221 SQ.FT. (113.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

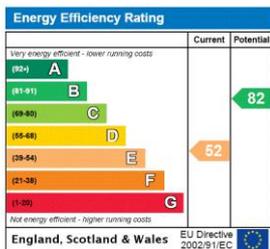
COUNCIL TAX BAND: C

TENURE: Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Detached family home
- Four bedrooms
- Two reception rooms
- Large modern kitchen
- Contemporary bathroom
- Sunny rear garden
- Off road parking



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