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**DETACHED BUNGALOW**

**£400,000**



**Craigmoor Close, Queens Park, Bournemouth, Dorset, BH8 9LU**

- \* **76 Square Metres / 818 Square Feet** \*
- \* Two Double Bedrooms with Bay Windows \*
- \* Lounge Reception with Casement Doors to Garden \*
- \* Good-Sized Kitchen with Door to Conservatory \*
- \* Driveway for 5/6 Vehicles \* Detached Garage \*
- \* Beautifully Presented Gardens \* No Forward Chain \*
- \* **EPC D-Rated** \* **Council Tax Band D** \*

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses & bay windows where appropriate.

## **Craigmoor Close, Queens Park, Bournemouth, Dorset, BH8 9LU:**

- Front of Property:** Dropped pavement provides access to driveway laid to tarmac providing off road parking for five/six vehicles if arranged in tandem. Picturesque Lawned front garden with mature and established trees, bushes and flowering shrubs with an area laid to lawn. UPVC double-glazed front door leads into:
- Entrance Hallway:** **12' 5 x 9' 8 / 3.78m x 2.95m (approx')**. Coved and papered ceiling with ceiling light point and hatch providing access to loft. Fitted linen cupboard with shelved storage. Cupboard housing electric meter and consumer unit. Panelled radiator.
- Lounge Reception Room:** **15' x 13' 9 / 4.57m x 4.20m (approx')**. Coved and papered ceiling with ceiling light point. UPVC double-glazed windows to rear aspect with double casement doors leading to rear garden. Two high level windows to side aspect. Fire surround with living flame effect fire. Double panelled radiator and TV point.
- Kitchen:** **12' x 11' 6 / 3.65m x 3.49m (approx')**. Coved and textured ceiling with ceiling light point. UPVC double-glazed window to side aspect and rear aspects with UPVC double-glazed door providing access to conservatory. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with microwave over and electric hobs with cooker hood. Space and plumbing for washing machine, dishwasher and space for fridge / freezer. Cupboard housing gas central heating combination boiler. Splash back tiling and double panelled radiator.
- Conservatory:** **12' 4 x 9' 5 / 3.76m x 2.88m (approx')**. Having polycarbonate roof and wall light points. UPVC double-glazed windows to rear and side aspects with double casement doors and single casement door at opposite aspects. Space for tumble drier and additional space for under counter fridge and freezer with countertop. Wood laminate flooring.
- Bedroom One:** **17' 5 x 10' 11 / 5.31m x 3.32m (approx')**. Papered ceiling with two ceiling light points. UPVC double-glazed bay window to front aspect. Double panelled radiator. Fitted bedroom furniture including mirror fronted wardrobes with hanging rails and overhead storage.
- Bedroom Two:** **14' 5 x 10' 11 / 4.39m x 3.34m (approx')**. Coved and papered ceiling, ceiling light point. UPVC double-glazed bay window to front aspect. Double panelled radiator.
- Shower Room:** **5' 6 x 5' 2 / 1.68m x 1.57m (approx')**. Coved and papered ceiling with ceiling light point and fitted extractor. Frosted UPVC double-glazed window to side aspect. Walk-in shower cubicle with glass screen and electric shower over. Vanity unit with inset wash hand basin and mixer tap. Single panelled radiator and fully tiled walls to shower area.
- Separate cloakroom:** Coved and papered ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect. Low-level WC.
- Rear Garden:** South facing garden being well presented and well maintained with a good array of mature and established trees, bushes and screening shrubs. Mainly laid to lawn with additional ornamental patio and border. Growing area with greenhouse and a further area laid to shingle with garden shed.
- Detached Garage:** **17' 3 x 8' 3 / 5.26m x 2.51m (approx')**. Sits beneath a pitch tiled roof with roller shutter door, power and light. UPVC double-glazed window to side aspect. Shelved storage.

76 Square Metres  
818 Square Feet

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