

LAVENDER WALK THROOP



£825,000
FREEHOLD

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LAVENDER WALK THROOP



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) 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 | |

- CHARMING 5 BEDROOM HOME in Throop
- Lovely semi-rural location on the edge of Bournemouth
- BEAUTIFULLY PRESENTED HOME with view of 'village green'
- Extensively updated including SUPERB KITCHEN/BREAKFAST ROOM

CHARMING 5 BEDROOM home in Throop, a semi-rural location on edge of Bournemouth. BEAUTIFULLY PRESENTED with superb kitchen/breakfast room and MASTER BEDROOM SUITE. View of 'village pond' from lounge. DELIGHTFUL GARDEN. Tandem length garage.

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CHARMING 5 BEDROOM FAMILY HOME in Throop, a semi-rural location on the edge of Bournemouth, yet close enough to local shops, bus routes, etc. and riverside walks by The Stour

Part of The Green, a premier development by Taywood Homes in 1998, the name is taken from the central village green with pond

The BEAUTIFULLY PRESENTED house has been extensively updated by the current owners, including a SUPERB KITCHEN/BREAKFAST ROOM and creation of a MASTER BEDROOM SUITE

Classic well-proportioned lounge with a VIEW OF THE POND from the side bay window, and doors out to the garden

The kitchen/breakfast room is one of our favourite features. Fitted by InToto with an extensive range of white units and Tutti Frutti worktops, and featuring Neff induction hob, cooker hood, self-cleaning oven, combination microwave, fridge, freezer and Bosch dishwasher. Double doors lead out to the garden, so convenient for al fresco dining

A separate dining room, utility room and cloakroom complete the ground floor accommodation

The master bedroom suite comprises bedroom, dressing room and LARGE EN SUITE BATHROOM

There are 2 further double bedrooms (1 en suite) and family bathroom

On the second floor are two large double bedrooms and shower room

All together a MOST SPACIOUS HOME with fitted wardrobes and very useful eaves storage space

Gas central heating via Potterton Prima boiler, and Megaflow cylinder

The delightful REAR GARDEN has a variety of mature shrubs, lawn and patio and there is a gate through to the driveway at the rear and TANDEM DOUBLE GARAGE (with remote opening door and gates)

Local schools include the two Bournemouth grammar schools and popular Muscliff Primary School

For commuting out of town, the Wessex Way is not too far away, and Bournemouth International Airport is a short drive away

There are excellent local shops on Castle Lane, including the very convenient Castlepoint Shopping Centre, whilst Bournemouth town centre is easily reached, offering a wider choice of shops and leisure opportunities, including the renowned beaches

Council Tax Band: G

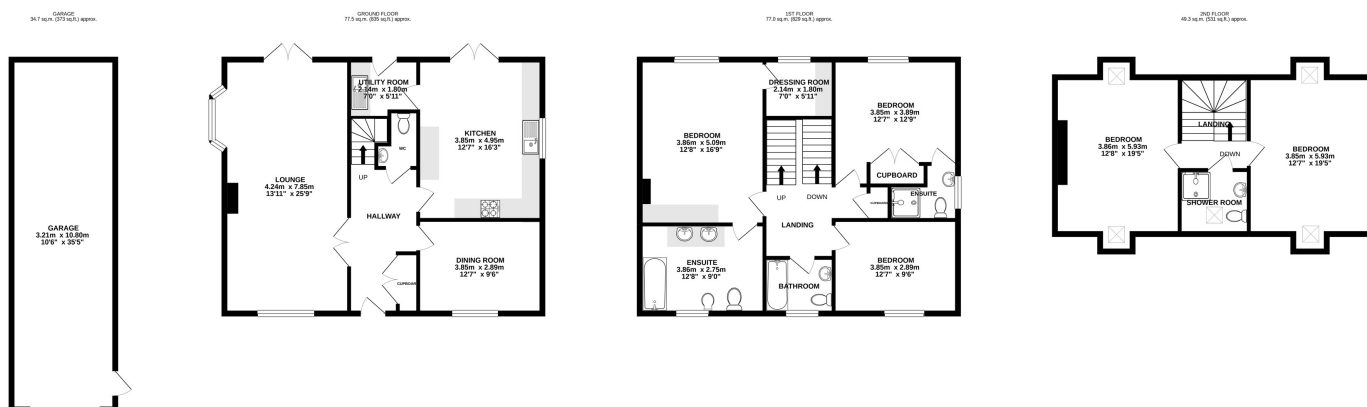
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TOTAL FLOOR AREA : 238.6 sq.m. (2568 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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