

14 Dingle Road, Portman Estate,
Bournemouth, Dorset BH5 2DR

Asking Price **£875,000**

 3/4

Bedrooms

 3/4

Living

 3

Bathroom/Ensuite



Drive & Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

A well located and deceptively spacious detached home.

WELL LOCATED WITHIN A SOUGHT AFTER ROAD JUST A SHORT WALK FROM LOCAL CLIFFTOPS, THIS DECEPTIVELY SPACIOUS DETACHED HOME IS PRESENTED IN FAIR ORDER THROUGHOUT BUT WOULD BENEFIT FROM SOME UPDATING AND OFFERS EXCELLENT FURTHER POTENTIAL!

Entering the property an L-shaped hallway leads to all ground floor rooms and has stairs leading to the first floor.

The ground floor offers up to four reception rooms which are currently arranged as two sitting rooms, a dining room, and children's play room.

The property does however benefit from a ground floor shower room, giving practical scope to employ one of the reception rooms as a ground floor bedroom to compliment the three first floor double rooms.

There is also a good sized kitchen/breakfast room which offers room for a fair sized breakfast table and comes fitted with a good range of units. There is a fitted gas hob and double electric oven with space provided for a tall standing fridge/freezer. There is also a utility/laundry room which is accessed from one of the reception rooms, this houses the homes gas boiler and offers space for a washing machine and tumble dryer, plus additional storage.

The first floor is served by a sizable landing which features a side aspect stained glass window and gives access to all first floor rooms.

All three first floor bedrooms make for comfortable double rooms with the master being a particularly spacious room featuring a front aspect bay window, a range of built in wardrobes, and an en-suite shower.

There is also a first-floor family bathroom which has built in cupboards and a four-piece suite.

Outside, front gardens are enclosed by a low-level wall and mature shrubbery. There are twin driveways providing plentiful off-road parking, with scope to create further parking and/or an in and out driveway if required. The right-hand driveway continues down the side of property giving access to the front entrance, and also to an attached double length garage which is served by an electric up and over door, and has a personal door leading to the rear garden.

The rear garden offers a raised patio abutting the rear of the home with steps leading down to the main area of garden which is laid to lawn with mature shrub/tree borders. There is also a second patio area set to the rear of the garage.

Deceptively spacious, the property offers approximately 2000 Sq. Ft of living accommodation (excluding the garage). Whilst presented in fair order throughout it would benefit from some updating, and in our opinion offers excellent scope to further develop, or remodel, to create a spacious and modern home close to the sea.

An excellent opportunity within a highly sought after location, we both welcome and advise an internal inspection in order to appreciate the property and its scope.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



KEY POINTS

Great location close to beaches

Deceptively spacious

3-4 bedrooms

3-4 reception rooms

Double length garage

Excellent further potential



Approximate total area⁽¹⁾

2342.49 ft²

217.62 m²




(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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