



## 45 Haverstock Road

Moordown, Bournemouth, BH9 3HH

**Guide price £475,000**



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Situated on one of Moordown's most popular roads is this spacious three bedroom detached family home.

Entry to the property is via a storm porch which leads on to the entrance hall. The entrance hall has doors leading to the ground floor rooms and stairs leading to the first floor. There is an under stairs storage cupboard and a ground floor cloakroom. The cloakroom benefits from a wash hand basin and low level WC with a UPVC double glazed window to the side aspect. The modern kitchen was installed in 2019 and benefits from a range of wall and base units with ample work surfaces. There is an integrated oven, hob & extractor fan as well space for further appliances that include a fridge/freezer, washing machine and dishwasher. A door leads from the kitchen on to the side path which in turn leads to the rear garden. The kitchen opens up to the dining room and benefits from a feature fireplace as well as double French doors leading on to the private rear garden.

The lounge is located at the front of the property and benefits from UPVC double glazed bay window to the front aspect.

On the first floor the landing area provides access to all rooms and the loft via a hatch with pull down ladder.

There are three bedrooms. The master bedroom is located at the rear of the property with a UPVC double glazed bay window overlooking the rear garden. The master also benefits from an en-suite shower room. The en-suite has fully tiled walls and floor, frosted UPVC double glazed windows to the rear, a shower cubicle with glass shower screen, WC, wash hand basin with built in vanity unit, heated towel rail and a cupboard housing the gas combi boiler.

The second bedroom benefits from a UPVC double glazed

bay window to the front aspect. The third bedroom benefits from a UPVC double glazed bay window to the front aspect.

The modern bathroom has fully tiled walls and floor, a frosted double glazed window to the side aspect, a bath with shower over and glass shower screen, WC, wash basin with vanity unit and heated towel rail.

Externally, the property benefits from a private rear garden. There is a decked area and a laid lawn along with a patio area, fence and shrub borders, barked area and a shed. Access to the front is available via double wooden gates.

To the front is a tarmac driveway providing off road parking.

The property is conveniently located in the popular Moordown area of BH9. Castlepoint shopping centre is a short distance away. Moordown & Winton high street is also within close proximity with local shops, takeaways and supermarkets. Local bus routes servicing Poole & Bournemouth are close by. Local primary and secondary schools are also nearby.

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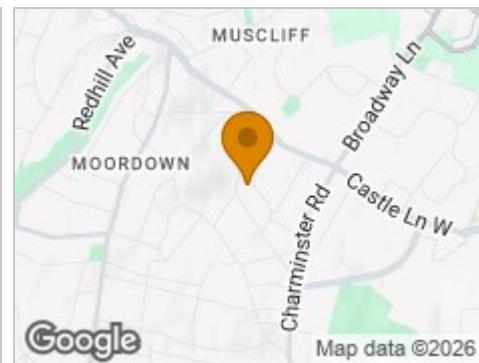
## Road Map



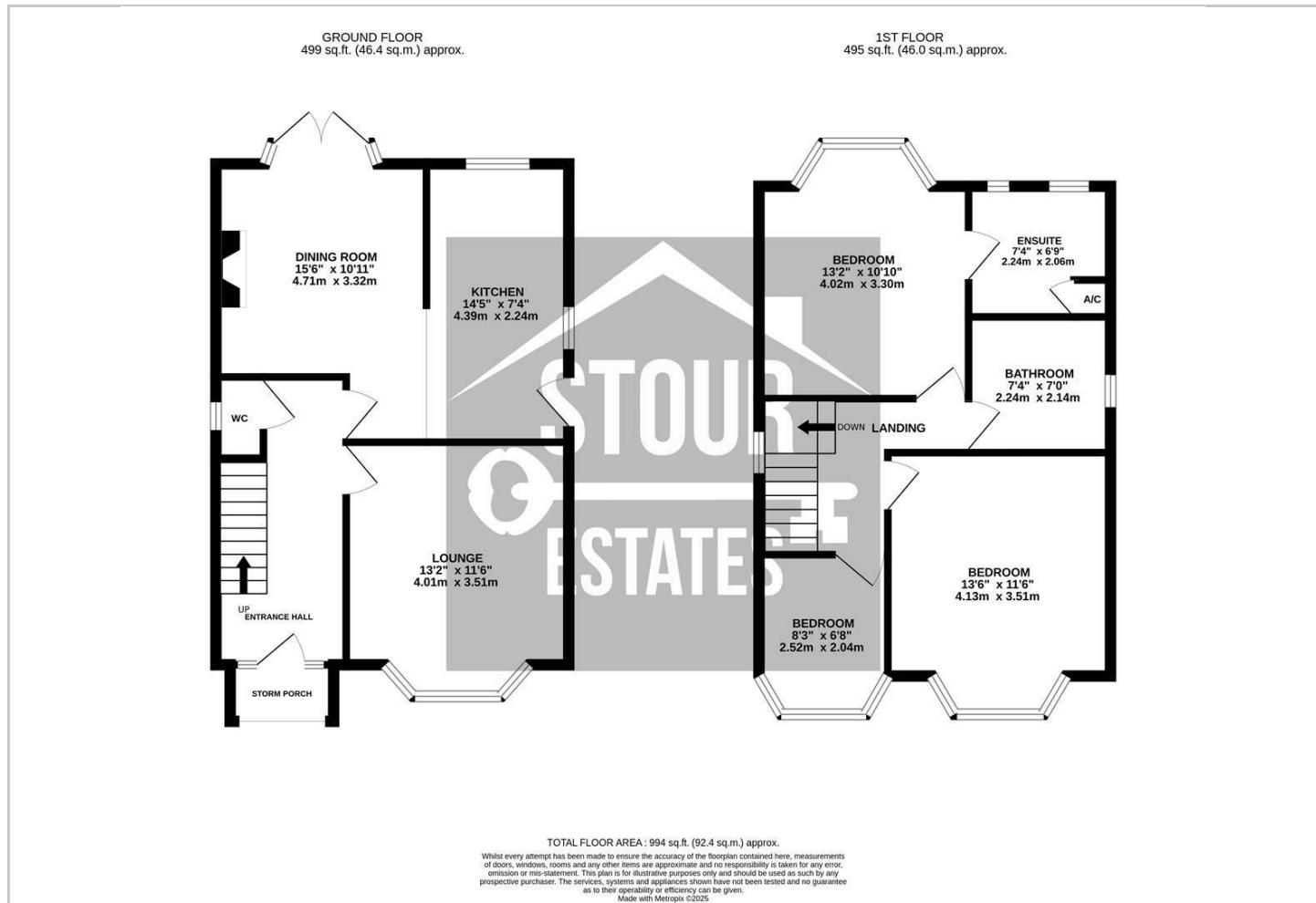
## Hybrid Map



## Terrain Map



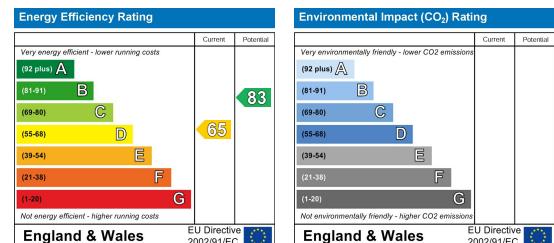
## Floor Plan



## Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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