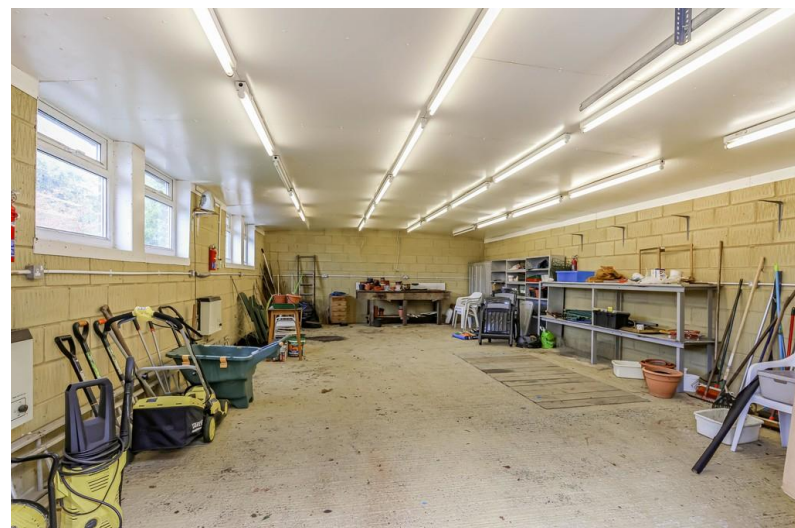


Property Location  
Strouden Park



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Culford Close, Strouden Park

Asking Price Of £600,000

**Martin & Co Bournemouth**  
• 192 Seabourne Road • Bournemouth • BH5 2JB  
T: 01202559922 • E: bournemouth@martinco.com

**01202559922**  
<http://www.bournemouth.martinco.com> **MARTIN&CO**





- Five Bedrooms
- Four Bathrooms
- Detached Home
- Spacious 27ft Lounge/Dining
- Feature Fireplace
- Detached 33ft Garage/Workshop
- Shutter and Large Driveway
- Quiet cul-de-sac Location
- Car Port
- Large 20ft Kitchen
- Beautifull Rear Garden
- Summer House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Step inside via a welcoming entrance porch leading to a bright and spacious hallway. The 27ft dual-aspect lounge/dining room features a charming bay window and focal stone fireplace, creating an inviting space for both relaxation and entertaining.

The impressive 20ft kitchen/breakfast room offers a comprehensive range of fitted cabinetry, extensive worktop space, and direct access to the rear garden through French doors - perfect for family gatherings and outdoor dining.

A convenient downstairs cloakroom completes the ground floor accommodation.

Upstairs, the home offers five well-proportioned bedrooms, including two with en suite shower rooms. The principal suite is notably spacious, benefiting from extensive fitted wardrobes and a private en suite. The additional family bathroom and secondary internal bathroom ensure every need is met for a busy household.

Outside

The property enjoys a private front driveway providing ample off-road parking, a car port with electric roller shutter door, and access to the impressive 33' detached garage/workshop, complete with power, heating, and inspection pit – ideal for hobbyists or trades.

The landscaped rear garden is a true highlight, offering multiple patio areas, a well-maintained lawn, mature planting, a summer house, greenhouse, and storage shed - creating a peaceful outdoor retreat.

Situated in a desirable and tranquil location near Castle Point Shopping Centre, local schools, and transport links, 9 Culford Close presents an outstanding opportunity to secure a spacious, versatile family home in one of the area's most sought-after settings.

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

