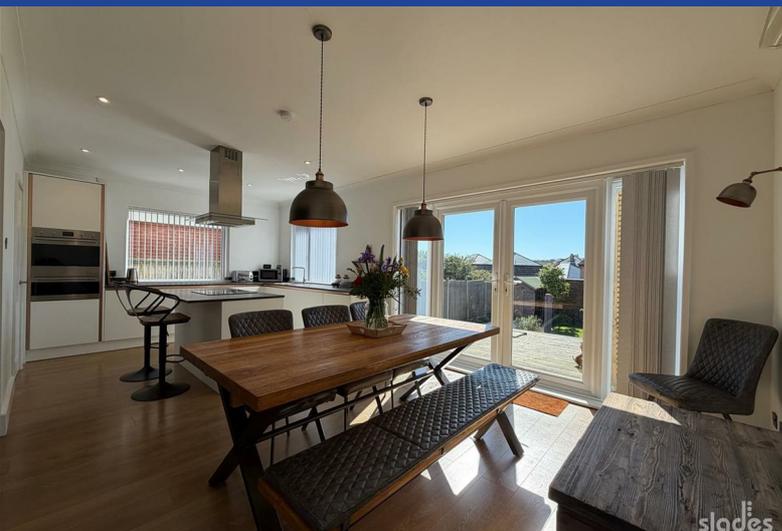




117 Kingswell Road

Ensburry Park, Bournemouth, BH10 5DG

Price Guide £465,000



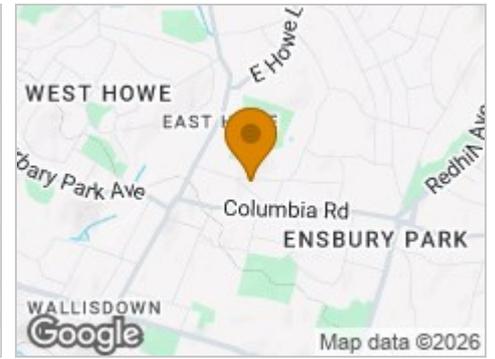
Road Map



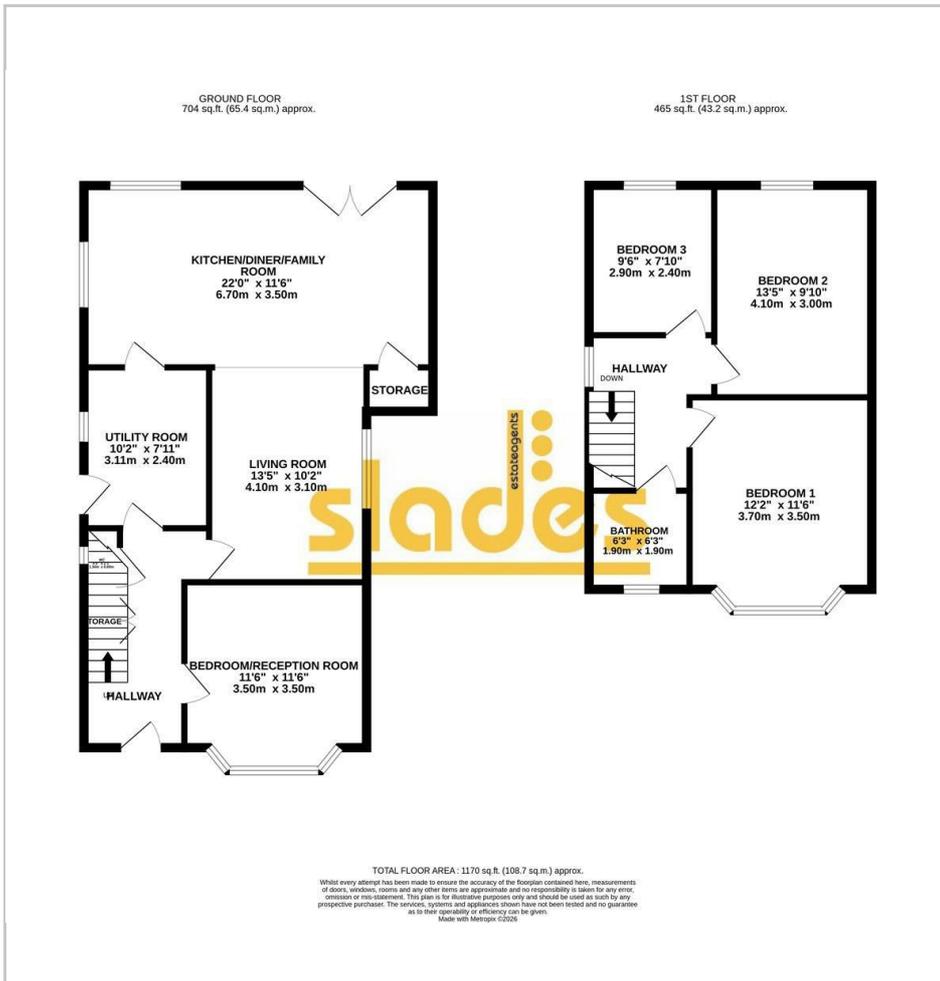
Hybrid Map



Terrain Map



Floor Plan



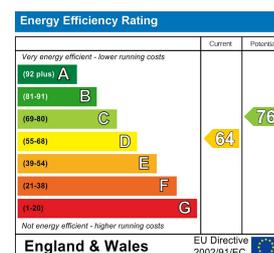
- EXTENDED DETACHED FAMILY HOME
- WELL PRESENTED, MODERNISED ACCOMMODATION
- LARGE OPEN PLAN KITCHEN LIVING DINING AREA
- FURTHER RECEPTION ROOM/ BEDROOM 4
- CLOAKROOM
- 3 DOUBLE BEDROOMS 1st FLOOR
- LUXURY BATHROOM
- SOUTH FACING REAR GARDEN
- OFF ROAD PARKING
- VIEWING HIGHLY RECOMMENDED

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

A recently modernised and extended 3/4 bedroom detached family home with off road parking and private south facing garden



The accommodation with approximate room sizes comprises of a feature leaded glazed uPVC entrance door leading to the

ENTRANCE HALL

with coved ceiling and two light fittings, decoratively panelled walls to dado height and radiator within decorative housing. Understairs storage cupboard and door to

CLOAKROOM

having inset LED spotlights, extractor unit and frosted glazed uPVC window to the side elevation. Modern close couple WC and wall hung vanity style sink unit with chrome pillar tap with modern decorative tiled surround. Low level cabinet housing the electricity meter and consumer unit and further doors to

LIVING ROOM

having a coved ceiling and central pendant light, radiator, uPVC double glazed window to the side elevation and laminate flooring which continues throughout the hallway and into the living room. An open archway leads through to the open plan

KITCHEN / FAMILY / DINING AREA

with continuous flooring, coved ceiling, inset LED spotlights and air conditioning unit. Dual aspect uPVC double glazed windows to the side and rear elevations together with uPVC casement doors leading out onto the raised decked patio area and garden beyond. Feature pendant lighting, wall lighting and useful storage cupboard with wall shelving.

Kitchen area with an extensive range of modern

kitchen units having square edge working surfaces and matching upstands incorporating a dishwasher, eye level 'Smegg' double electric oven and feature island unit with four ring induction hob, further cupboards and extended breakfast bar area. Adjoining door to

UTILITY ROOM

with coved ceiling, light fitting, ceramic tiled floor, frosted glazed uPVC window to the side elevation and fully glazed uPVC trades door. Space and plumbing for washing machine, tumble dryer and space for freestanding American style fridge freezer. Tall larder style cabinet housing the wall hung 'Biase' gas central heating boiler.

GROUND FLOOR RECEPTION ROOM / BEDROOM FOUR

with coved ceiling and central pendant light, radiator and uPVC double glazed bay window to the front elevation. Built in display and storage cabinets in chimney recess and continuous laminate flooring from the hallway.

A staircase from the entrance hall leads to the bright and spacious first floor landing with coved ceiling and access to loft space, pendant light and continuous decorative panelled walls to dado height. uPVC double glazed window to the side elevation. Doors to

MASTER BEDROOM

with coved ceiling, pendant light and radiator. uPVC double glazed bay window to the front elevation and recessed storage cupboard / wardrobe into the chimney recess.

BEDROOM TWO

having a coved ceiling with central pendant light, radiator. Modern decorative panelled feature wall and uPVC double glazed window to the rear elevation.

BEDROOM THREE

having a coved ceiling and central pendant light, radiator and uPVC double glazed window to the rear elevation.

BATHROOM

with inset LED spotlights, extractor unit and frosted glazed uPVC window to the front elevation. Modern suite comprising of a large bath unit with chrome mixer tap and shower attachment over and glazed shower screen over. Modern vanity style sink unit with chrome pillar tap and enclosed cistern WC. Part tiled walls. Mirrored wall cabinet, chrome heat towel and ceramic tiled floor.

OUTSIDE

to the front of the property there is decorative ranch style fence together with AMPLE OFF ROAD PARKING. The the rear garden is a feature of the property with a raised deck area immediately accessible from the

family living area and the garden is at a slightly lower level being predominantly laid to lawn with established flower and shrub borders and fully enclosed by panel fencing and walling



