



## 13 Moorfield Grove

Moordown, Bournemouth, BH9 2BB

Price Guide £350,000

 3  null  null  D



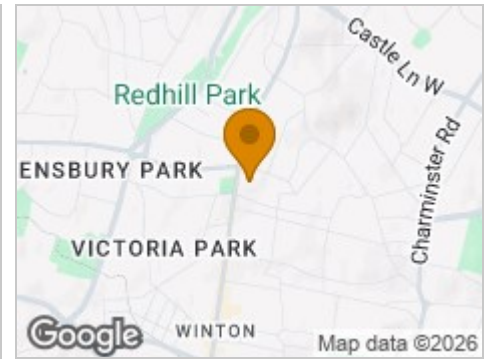
## Road Map



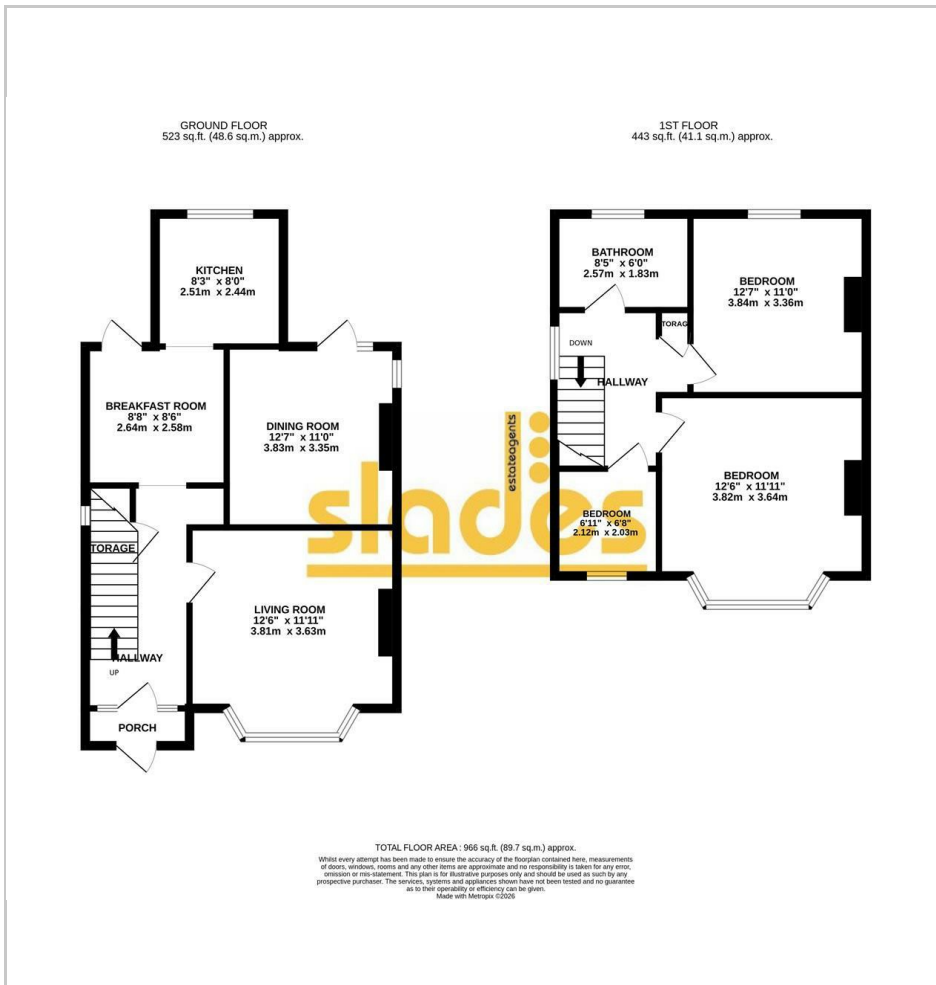
## Hybrid Map



## Terrain Map



## Floor Plan



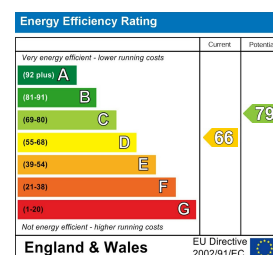
- Attractive Single Bay Fronted Detached Family Home
- Spacious Entrance Hall
- Two Receptions Rooms
- Modern Fitted Kitchen
- 3 Bedrooms
- Stylish Bathroom
- Private Partially Walled South Facing Garden
- Off Road Parking
- Excellent School Catchments
- No Forward Chain

## 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.

301 Wimborne Road, Bournemouth, BH9 2AA

Tel: 01202548855 Email: [info@sladesproperty.co.uk](mailto:info@sladesproperty.co.uk) <https://www.sladesproperty.co.uk>

**\*\* PRICE GUIDE £350,000 - £365,000 \*\* An attractive and well presented 3 bedroom detached family home within this popular cul de sac location in BH9. Offered with NO FORWARD CHAIN**



### HALLWAY

The accommodation with approximate room sizes comprises of a composite uPVC front door with decorative leaded glazed panels leading to the ENTRANCE PORCH with cloaks hanging space, original quarry tiled floor and further entrance door with frosted glazed panel and matching glazed side screens leading to the

### ENTRANCE HALL

with pendant lighting, period style radiator, stripped and stained wooden flooring and wall thermostat for central heating. Useful understairs storage cupboard also housing the electricity meter and high level modern consumer unit, walllight and frosted glazed uPVC window to the side elevation.

### LIVING ROOM

having tall ceilings with deep moulded ceiling cornice and central light fitting, picture rail, convection radiator with thermostatic valve and decorative fireplace surround with open grate and polished stone hearth. uPVC double-glazed bay window to the front elevation.

### DINING ROOM

with central pendant light and light rose, picture rail and two wall lights. Convection radiated with thermostatic valve and decorative fireplace surround with inset tiling and hearth. Stained and leather glazed UPVC window to the side elevation and fully glazed casement door and matching glazed side screen leading onto the rear patio and garden beyond. Stripped and stained wooden flooring throughout the hall and dining area.

### BREAKFAST ROOM/ KITCHEN

ceiling light fitting, picture rail, modern vertical radiator and dresser unit with glazed display cupboard over. Space and plumbing for dishwasher with further worktop space. Fully glazed uPVC door leading out into the rear garden. Archway through to the KITCHEN AREA area with ceiling light, dual aspect uPVC double glazed windows to the rear and side elevations, convection radiator with thermostatic valve and modern range of kitchen units with square edge wood block effect working surfaces with tiled splashbacks having an inset single drainer stainless steel sink with chrome mixer tap over and four ring electric hob with chimney style extracted over. Built-in eye-level NEFF double electric oven and space and plumbing for washing machine.

A staircase from the entrance hall leads to the BRIGHT AND SPACIOUS FIRST FLOOR LANDING with light fitting and access to loft space with pull down ladder. Full height airing/storage cupboard. uPVC double glazed window to the side elevation. doors to,

### BEDROOM ONE

central pendant light, picture rail, convection radiator with thermostatic valve and decorative fireplace surround. uPVC double glazed bay window to the front elevation.

### BEDROOM 2

central pendant light, picture rail, decorative fireplace surround with open grate, convection radiator with thermostatic valve and a uPVC double glazed window overlooking the rear garden.

### BEDROOM 3

central pendant light, picture rail, convection radiator with thermostatic valve and uPVC double glazed window to the front elevation.

### BATHROOM

coved ceiling with inset spotlights, extractor unit and frosted glazed uPVC window to the rear elevation. Modern white suite comprising of a panel enclosed bath with centrally mounted Victorian style mixer taps and shower attachment together with a wall mounted thermostatic controlled overhead shower and glazed shower screen, pedestal wash hand basin with matching Victorian style mixer tap and close couple WC. Period style chrome heated towel rail and frosted glazed uPVC window to the rear elevation. Shaver point.

### OUTSIDE

the forecourt provides OFF ROAD PARKING and there is a pathway alongside the left-hand side of the property via a timber gate to the rear garden. The rear garden is of a good size enjoying a SOUTHERLY ASPECT and predominantly laid to lawn with a hard standing patio area immediately abutting the rear of the property and

further patio areas along the garden. At the rear there are two timber shed/ summer houses. The garden is partially walled and enjoys a good measure of privacy.



