



**7 Mortimer Road**  
, Bournemouth, BH8 9HP

Price Guide £539,950



## Road Map



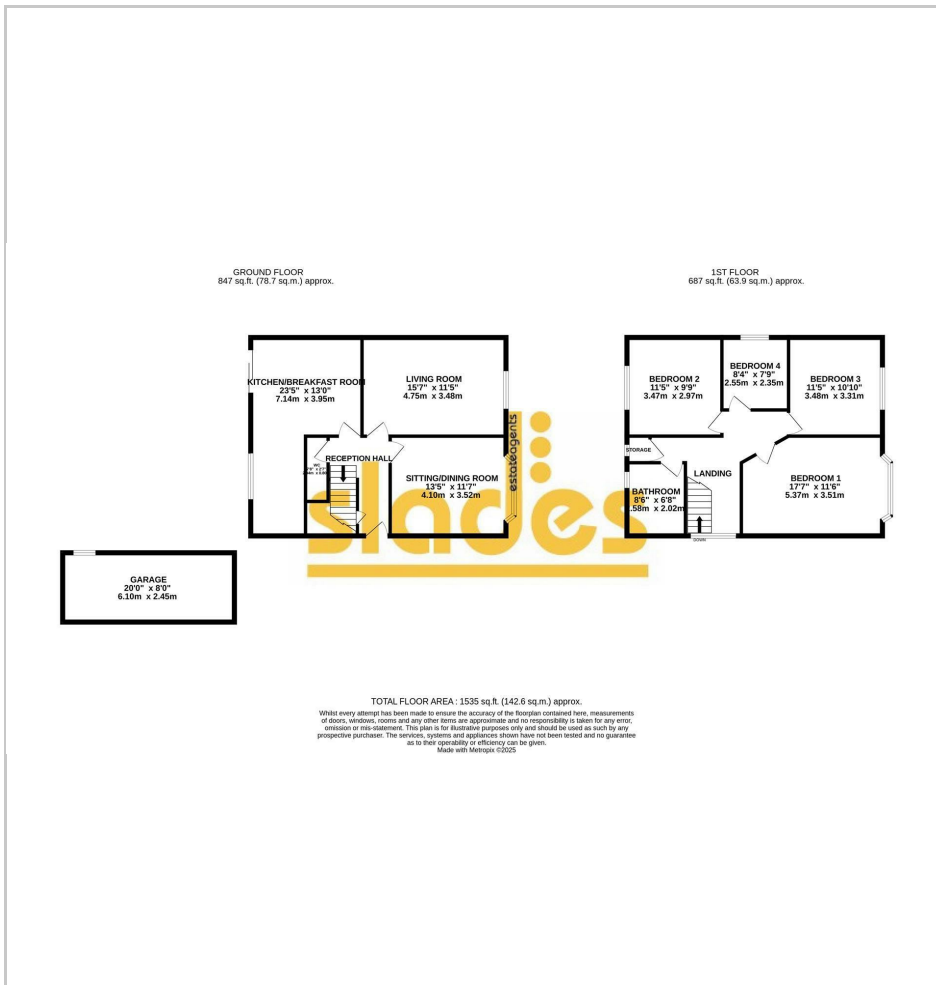
## Hybrid Map



## Terrain Map



## Floor Plan



- BRIGHT AND SPACIOUS FAMILY HOME
- 4 GOOD SIZED BEDROOMS
- 3 RECEPTION ROOMS
- MODERN FITTED KITCHEN
- CLOAKROOM
- SPACIOUS FAMILY BATHROOM
- EXCELLENT SCHOOL CATCHMENT
- CLOSE TO CASTLEPOINT SHOPPING CENTRE
- GOOD SIZED PRIVATE REAR GARDEN
- VIEWING ESSENTIAL TO APPRECIATE

## Viewing

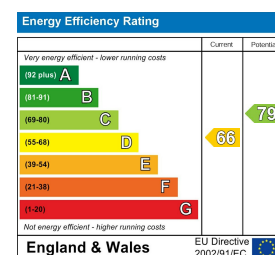
Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



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## Energy Efficiency Graph



**A bright, spacious and well presented 4 double bedroom detached family home boasting many noteworthy features whilst being situated within this sought after residential location close to Bournemouth Grammar Schools,**



The accommodation with approximate room sizes comprises of a decoratively glazed wooden front door leading to the RECEPTION HALL with coved ceiling, pendant light and smoke alarm. Convection radiator, engineered Oak wood floor and wall thermostat for central heating control. Useful understairs STORAGE CUPBOARD also housing the electricity consumer unit. Doors to

#### LIVING ROOM

15'7" x 11'5" (4.75 x 3.48)

having moulded ceiling cornice and central light fitting. Decorative fireplace surround with polished stone back plate and hearth and uPVC double glazed window to the front elevation.

#### DINING ROOM

13'5" x 11'6" (4.1 x 3.52)

with moulded ceiling cornice and central light fitting, continuous oak flooring from the hallway, convection radiator with thermostatic valve and uPVC double-glazed bay window to the front elevation.

#### CLOAKROOM

with cove ceiling and light, part tiled walls, useful cloaks hanging space and white suite comprised of a close coupled WC and wall hung wash hand basin with chrome taps.

#### KITCHEN/BREAKFAST ROOM

12'10" x 23'5" (3.92 x 7.14)

breakfast room area with coved ceiling and central light fitting, convection radiator with thermostatic valve and double-glazed patio doors leading out onto the rear garden. Archway through to

kitchen area with coved ceiling, further light fitting and uPVC double glazed window overlooking the rear garden. Extensive range of high gloss finished wall and base level cabinets with square edge wood effect working surfaces and tiled splashbacks incorporating a 1 1/4 bowl single drainer stainless-steel sink with a mixer tap over. Space for free standing cooker with extractor hood over. Space for washing machine and dishwasher. Recently installed Worcester gas central heating boiler within matching wall cabinet.

#### FIRST FLOOR LANDING

A staircase from the reception hall leads to the bright and spacious FIRST FLOOR LANDING with the original leaded glazed picture window to the side elevation. Coved ceiling with light fitting, access to loft space and AIRING CUPBOARD with extensive shelving, light fitting and uPVC frosted glazed window to the rear elevation.

#### BEDROOM 1

17'7" x 11'6" (5.37 x 3.51)

with coved ceiling and central pendant light, convection radiator with thermostatic valve and uPVC double glazed bay window to the front elevation.

#### BEDROOM 2

9'8" x 11'4" (2.97 x 3.47)

coved ceiling and central light fitting, convection radiator with thermostatic valve and uPVC double glazed window overlooking the rear garden. Laminate flooring.

### BEDROOM 3

10'10" x 11'5" (3.31 x 3.48)

coved ceiling and central light fitting, convection radiator with thermostatic valve and uPVC double glazed window to the front elevation.

### BEDROOM 4

7'8" x 8'4" (2.35 x 2.55)

coved ceiling with central light fitting, convection radiator with thermostatic valve, laminate wooden flooring, and uPVC double glazed window to the side elevation.

### BATHROOM

6'7" x 8'5" (2.02 x 2.58)

coved ceiling and central light fitting, three-quarter tiled walls with decorative dado style tile. Frosted glazed uPVC window to the side elevation, convection radiator and a modern white suite comprising of a panel enclosed bath with chrome mixer taps and shower attachment over with a glazed shower screen. Pedestal wash hand basin and closed couple WC.

### OUTSIDE

A low-level decorative brick wall with coping stones

over on the front boundary encloses the predominantly lawned front garden area with mature shrubs and trees. A tarmac driveway provides AMPLE OFF ROAD PARKING and leads alongside the property through a pair of timber gates to the DETACHED GARAGE at the rear.

The rear garden is a particular feature of the property being predominantly laid to lawn with mature flower and shrub borders and mature trees providing an extensive measure of privacy from all directions.



