



37 Gerald Road
, Bournemouth, BH3 7JZ

Price Guide £500,000

4 2 3 C



Road Map



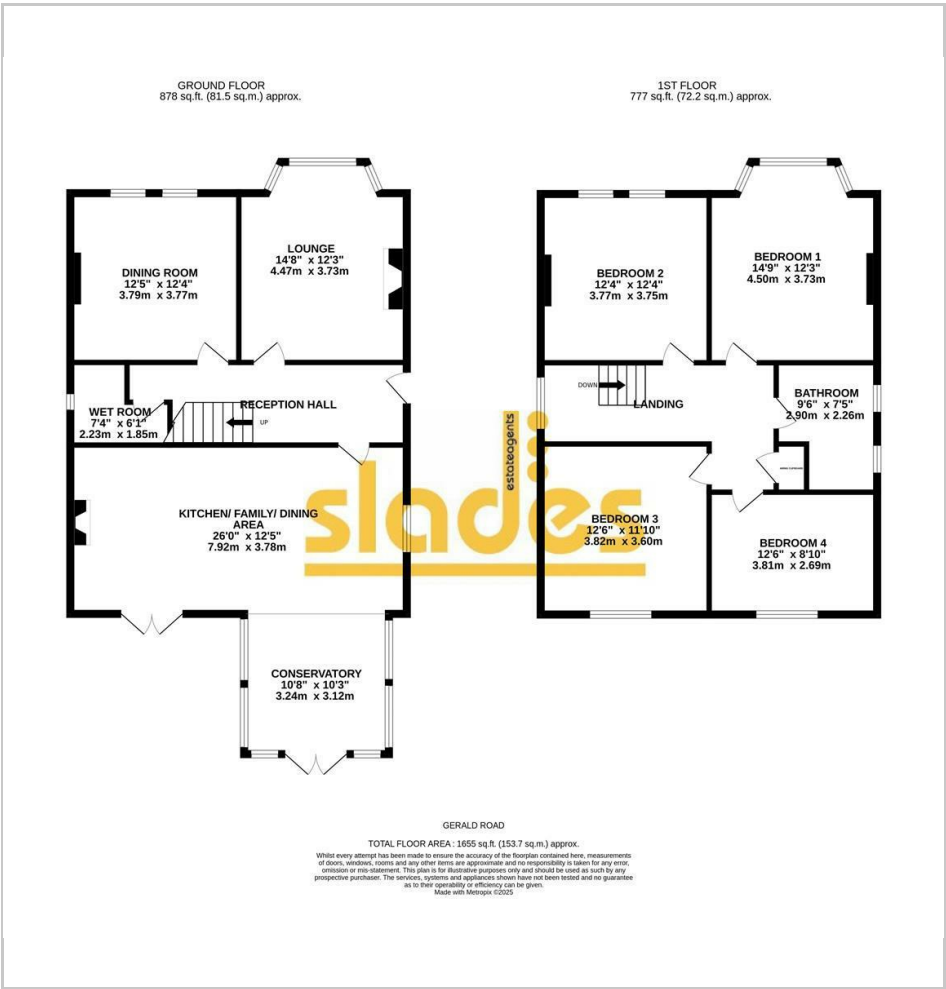
Hybrid Map



Terrain Map



Floor Plan



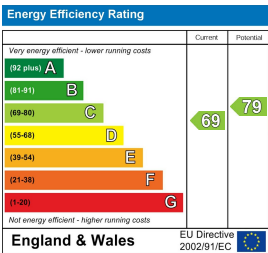
- Guide Price £500,000 - £525,000
- Detached Family Home within BH3 Location
- Spacious Entrance Hall
- 26ft Kitchen/Day Room
- Ground Floor Shower Room
- Two Further Reception Rooms
- 4 Double Bedrooms
- Luxury Bathroom
- Private Rear Garden
- Ample Off Road Parking

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**** GUIDE PRICE £500,000 - £525,000 ** A stunning 4 DOUBLE BEDROOM, two bathroom DETACHED family home within this sought after BH3 location.**



The accommodation with approximate room sizes comprises a feature composite double glazed side entrance door with decorative glazed panels leading to;

SPACIOUS RECEPTION HALL

21'4x6 (6.50mx1.83m)

with deep moulded ceiling cornice and central pendant light. Wall thermostat for central heating, wood flooring and modern period style radiators.

LIVING ROOM

14'8x12'3 (4.47mx3.73m)

with deep moulded ceiling cornice and central pendant light, picture rail, decorative wall features and a deep splayed uPVC double glazed bay window to the front elevation. Decorative fireplace surround with deep display mantel and matching hearth. Modern period style radiators.

DINING ROOM

12'5 x 12'4 (3.78m x 3.76m)

with deep moulded ceiling cornice and central pendant light, picture rail and two uPVC double glazed windows to the front elevation. Modern period style radiator.

LARGE OPEN PLAN KITCHEN/ LIVING SPACE

26' x 12'5 (7.92m x 3.78m)

with moulded ceiling cornice and inset spot lights, uPVC double glazed casement doors leading out on to the rear patio and garden beyond. Modern feature period radiator and an extensive range of matching wall and base level cupboards with wood block working surfaces incorporating a porcelain sink with

decorative tap over, integrated dishwasher, washing machine and built in undercounter oven. Extended breakfast bar area with inset induction hob and chimney style extractor hood over. Space for a large 'America style' fridge freezer and further full height larder style storage cupboard.

CONSERVATORY

10'8 x 10'3 (3.25m x 3.12m)

with 'Victorian' style roof, pendant light and surround uPVC double glazed windows with casement doors leading on to the rear garden. Modern period style radiator.

SHOWER ROOM

with inset LED spotlights and frosted glazed uPVC window to the side elevation. Wet room style flooring with fully tiled shower area and Myra Advanced electric shower. Corner WC with dual central flush and vanity style sink unit with chrome waterfall type tap, tiled splashback and chrome ladder style heated towel rail.

A stair case from the reception hall leads to the bright and spacious FIRST FLOOR LANDING with deep moulded ceiling cornice and pendant light, smoke alarm and large picture window to the side elevation. AIRING CUPBOARD having a factory lagged hot water cylinder, shower pump and slated shelving over providing useful airing storage space.

BEDROOM ONE

14'9 x 12'3 (4.50m x 3.73m)

with central pendant light, picture rail and modern period style radiator. uPVC double glazed splayed bay

window to the front elevation, extensive range of built in bedroom furniture with many wardrobes and draws included.

BEDROOM TWO

12'4 x 12'4 (3.76m x 3.76m)

with central ceiling light, picture rail, modern period style radiator and two uPVC double glazed windows to the front elevation.

BEDROOM THREE

12'6 x 11'10 (3.81m x 3.61m)

with central ceiling light, picture rail, modern period style radiator and a range of fitted wardrobes and matching bedside tables. uPVC double glazed window to the rear elevation.

BEDROOM FOUR

12'6 x 8'10 (3.81m x 2.69m)

with coved ceiling and central pendant light, period style radiator and uPVC double glazed window to the rear elevation.

FAMILY BATHROOM

9'6 x 7'5 (2.90m x 2.26m)

inset LED spotlights, access to loft space and two frosted glaze uPVC windows to the side elevation. Modern period style bathroom with roll top bath with centrally mounted chrome mixer tap and shower attachment. Vanity style sink unit with chrome monoblock tap over and useful storage cupboard beneath and large walk-in shower area with fully tiled surround, glazed screen and wall integrated thermostatically controlled dual head shower valve. Decorative brick effect tiling and ceramic tiled floor.

OUTSIDE

the property is set behind a low level brick wall providing AMP-LE OFF ROAD PARKING. The gate to the left hand side of the property provides access to the rear.

The rear garden can also be accessed from the conservatory and living space. Immediately abutting the rear of the property there is a paved patio area, whilst the remainder of the garden is predominately laid to lawn with established flower and shrub borders whilst being fully enclosed with a mixture of walling and close board fencing. Large timber shed.

