

for sale

£625,000 Freehold



St Georges Close Queens Park Bournemouth BH8 9DS

A spacious four bedroom detached house with a one bedroom annex, located in the sought after location of Queens Park. Off road parking to the front of the house. Low maintenance garden. En-suite to master bedroom. Viewing is recommended for this property to be fully appreciated.



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Property Details

Entrance Hallway

Double glazed door to front aspect. Double glazed window to front aspect. Radiator.

Cloakroom

Double glazed window to side aspect. Wash hand basin and WC. Tiled. Radiator.

Lounge 17' 8" max x 11' max (5.38m max x 3.35m max)

Double glazed window to rear and side aspect. Double glazed french doors leading to the second conservatory. Wall lights. Electric fire. Television point. Radiator.

Second Conservatory 10' 9" x 7' 9" (3.28m x 2.36m)

Double glazed windows to rear and side aspect. Double glazed patio doors. Wall lights. Radiator.

Dining Room 12' 1" max x 8' 7" max (3.68m max x 2.62m max)

Double glazed window to rear aspect. Double glazed patio doors. Radiator.

Study 10' 3" max x 5' 8" max (3.12m max x 1.73m max)

Double glazed window to front aspect. Telephone point. Radiator.

Kitchen/ Breakfast Room 14' 3" max x 13' 5" max (4.34m max x 4.09m max)

Double glazed window to rear aspect. Modern fitted kitchen with plenty of storage comprising of a range of wall and base units with work surfaces over, sink/drain. Integrated electric oven and induction hob with cooker hood over. Integrated dishwasher. Space for large fridge/freezer. Breakfast bar. Tiled. Door leading to the conservatory. Radiator.

Utility Room 7' 6" max x 5' 1" max (2.29m max x 1.55m max)

Range of wall and base units, worksurfaces with sink. Space and plumbing for washing machine. Tiling. Radiator.

Conservatory 21' 2" max x 7' 8" max (6.45m max x 2.34m max)

UPVC construction with double glazed windows to rear and side aspect. Two double glazed doors leading out to the rear garden. Television point. Lights. Tiled flooring.

Landing

Stairs from the entrance hallway lead to the first floor landing. Double glazed window to front aspect. Airing cupboard. Loft access. Radiator.

Master Bedroom 14' up to wardrobe x 12' 4" max (4.27m up to wardrobe x 3.76m max)

Double glazed window to rear aspect. Range of fitted double wardrobes, fitted dressing table as well as fitted bedside table and further storage. Television point. Radiator.

En Suite

Double glazed window to side aspect. Suite comprising shower cubicle, vanity unit with wash hand basin and WC. Extractor fan. Airing cupboard housing hot water tank. Radiator. Fully tiled.

Bedroom Two 12' 4" max x 11' 1" max (3.76m max x 3.38m max)

Double glazed window to front aspect. Fitted wardrobes providing hanging and storage space. Television point. Inset sink unit. Fitted shower cubicle.

Bedroom Three 13' 2" x 9' 2" (4.01m x 2.79m)

Double glazed window to rear aspect. Fitted wardrobes providing hanging and storage space. Television point. Radiator.

Bedroom Four 10' 9" x 8' 11" (3.28m x 2.72m)

Double glazed window to front aspect. Fitted double cupboards providing extra storage. Radiator.

Bathroom

Suite comprising bath with shower over, vanity unit with wash hand basin and WC. Extractor fan. Radiator. Fully tiled.

Annex

Porch

Double glazed door to front aspect. Double glazed window to side aspect.

Hallway

Double glazed door to front aspect. Double glazed window to side aspect. Radiator.

Cloakroom

Wash hand basin and WC. Radiator. Tiled.

Lounge 18' 2" max into window x 12' 8" max (5.54m max into window x 3.86m max)

Double glazed bay window to front aspect. Electric fireplace. Television and telephone points. Radiator.



Kitchen 13' 2" max x 6' 9" max (4.01m max x 2.06m max)

Double glazed window to rear aspect. Range of wall and base units, work surfaces with stainless steel sink/drain. Integrated electric oven and hob with cooker hood over. Integrated washing machine and fridge/freezer. Cupboard housing boiler. Extractor fan. Double glazed door leading to the shared conservatory. Door leading to the utility room of the main house.

First Floor Bedroom 12' max x 10' 1" max (3.66m max x 3.07m max)

Double glazed window to rear and side aspect. Television point. Radiator.

Shower Room

Double glazed velux window to side aspect. Suite comprising shower cubicle, wash hand basin and WC. Extractor fan. Built in storage.

Rear Garden

Low maintenance rear garden with a summerhouse and decking. Private and not overlooked.



To view this property please contact Connells on

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Tenure: Freehold

EPC Rating: D

Property Ref: WIN303890 - 0003

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