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**4 Albemarle Road
Bournemouth BH3 7LZ**

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A substantial and well presented 4 bedroom family home boasting an enviable open plan kitchen/ dining & family room

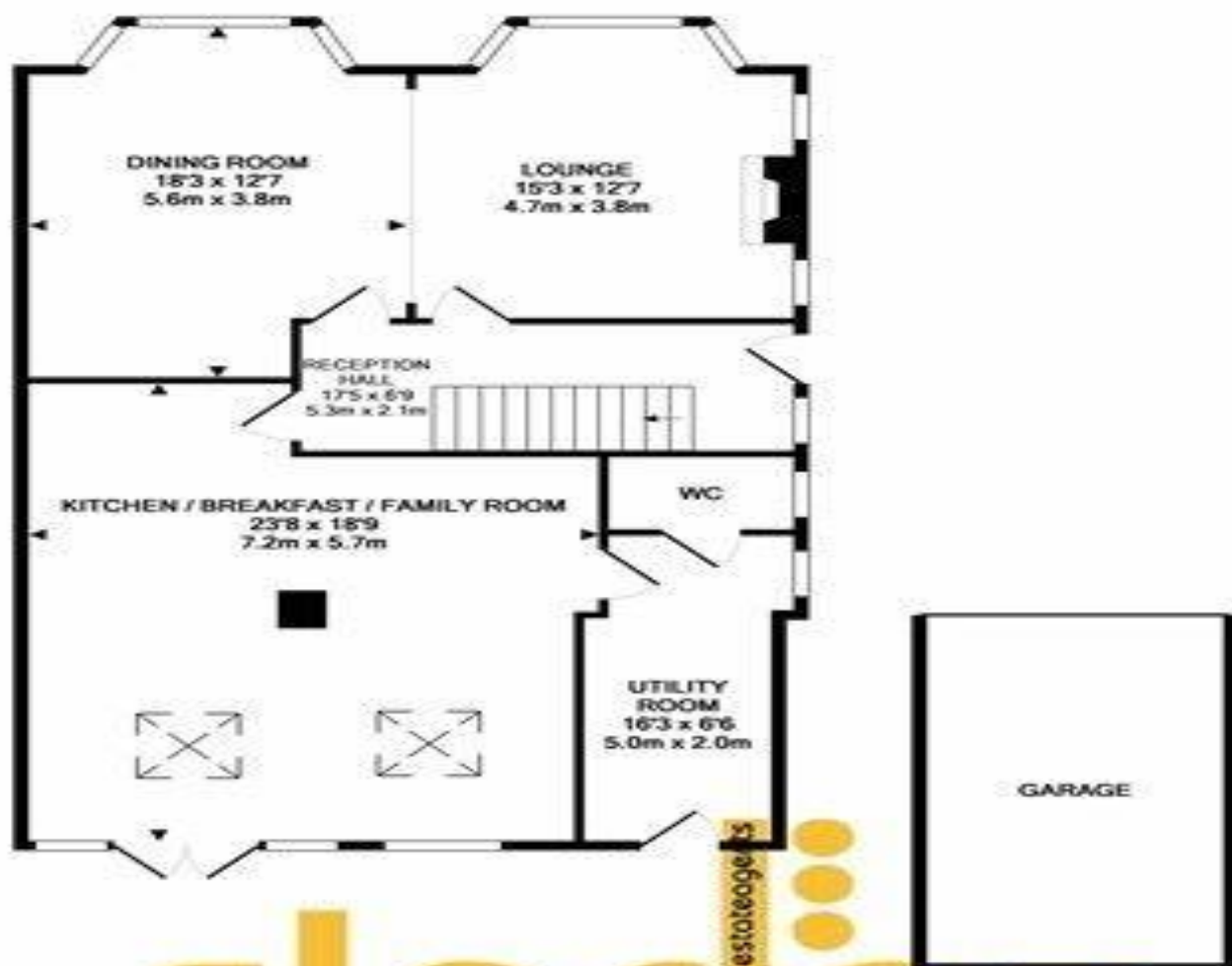
BFI3316 PRICE: £570,000 Freehold

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301 Wimborne Road, Winton, Bournemouth BH9 2AA.

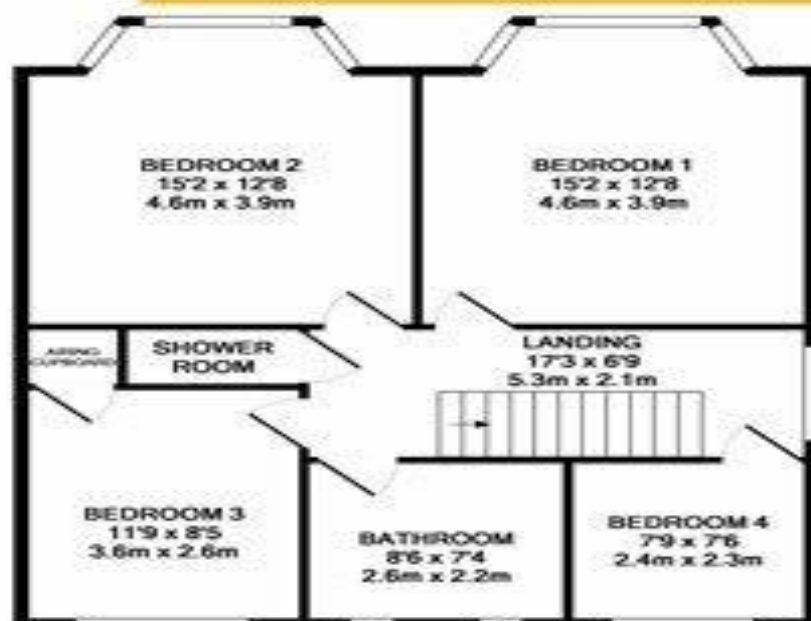




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GROUND FLOOR
APPROX. FLOOR
AREA 1262 SQ. FT.
(111.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 735 SQ. FT.
(68.3 SQ.M.)

ALBEMARLE ROAD
TOTAL APPROX. FLOOR AREA 1936 SQ. FT. (179.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metapix 62017

*** Sought After Location * Reception Hall * 3 Reception Rooms *
Luxury Open Plan Living / Kitchen Area * 4 Good Sized Bedrooms *
Bathroom & Separate Shower Room * Many Original Features *
Garage & Ample Parking * No Forward Chain ***

The accommodation with approximate room sizes comprises; A feature canopied side entrance porch with panelled hardwood front door and stained and leaded glazed side panel leading to;

RECEPTION HALL measuring approximately 17'5 x 6'9 with naturally coved ceiling and pendant light. Picture rail, radiator, wall thermostat for central heating and oak finished hard wood flooring. Doors to;

LIVING ROOM with overall measurements of approximately 25'9 x 18'3 maximum with deep moulded ceiling cornice and pendant lighting. Two splayed uPVC double glazed bay windows to the front elevation and further stained and leaded feature porthole style window to the side, decorative brick fire place surround with hardwood display mantle and tiled hearth with living flame gas fire, three radiators.

FAMILY/ BREAKFAST ROOM & KITCHEN overall measurements of approximately 23'8 maximum x 18'9 with coved ceiling, inset spot lights and further pendant lighting, wall lighting and radiators. **KITCHEN AREA** having an extensive range of modern wall and base level cabinets with square edge working surfaces and tiled splash backs incorporating a 1 ¼ bowl single drainer stainless steel sink with chrome mixer tap over, integrated under counter dishwasher, under counter fridge, draw units and pull out carousel units, space for free standing gas or electric cooker range with built in stainless steel 'Smeg' extractor hood over. Eye level double electric oven, pull out larder style carousel unit and ceramic tiled floor. Casement doors lead onto the rear deck with large window and two large 'Velux' style windows affording extensive light to this area.

A panel glazed door to leads to the

UTILITY ROOM measuring approximately 16'3 x 6'6 with coved and textured ceiling and access to loft storage space. Strip light, radiator and a further range of fitted wall and base level cabinets with single drainer sink, square edge working surfaces and tiled splash backs with under counter lighting. Space and plumbing for automatic washing machine and ample space for numerous utilities, fully glazed uPVC door to deck area.

GROUND FLOOR WC having a coved and textured ceiling with light, extractor unit and half tiled walls. Modern white suite comprising of a close couple WC with dual central flush and pedestal wash hand basin with chrome mono block tap, radiator and frosted glazed uPVC window to the side elevation.

A staircase from the reception hall leads to the

bright and spacious first floor landing measuring approximately 17'3 x 6'9 with naturally coved ceiling, picture rail, pendant light, stained and leaded glazed picture window to the side elevation and large access to loft space with pull down ladder. Doors to;

BEDROOM 1 measuring approximately 15'2 x 12'8 with naturally coved ceiling and pendant lighting, picture rail, radiator and uPVC double glazed splayed bay window to the front elevation. Extensive range of sliding door wardrobes providing both hanging and shelving space.

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BEDROOM 2 measuring approximately 15'2 x 12'8 with naturally coved ceiling and pendant lighting, picture rail, radiator and uPVC double glazed splayed bay window to the front elevation. Extensive range of sliding door wardrobes providing both hanging and shelving space.

BEDROOM 3 measuring approximately 11'9 x 8'5 with naturally coved ceiling and pendant light, picture rail, radiator and uPVC double glazed window overlooking the rear garden. Recessed **airing cupboard** housing the lagged hot water cylinder complete with immersion heater and ample slatted shelving providing useful airing space.

BEDROOM 4 measuring approximately 7'9 x 7'6 with central pendant light, picture rail, radiator and uPVC double glazed window overlooking the rear elevation.

BATHROOM measuring approximately 8'6 x 7'4 having a four piece bathroom suite, fully tiled walls and two uPVC double glazed windows to the rear elevation.

SHOWER ROOM with ceiling light, fully tiled walls and ceramic tiled floor. Walk-in shower cubicle with glazed screen and wall mounted electric power shower.

OUTSIDE The property stands within a generous sized plot with a low level wall enclosing the attractively landscaped front garden. A brick pavior driveway leads to the

DETACHED GARAGE and a further path via a timber gate to the rear.

Immediately abutting the rear of the property and accessed directly from the casement doors within the family area is a good sized decked area whilst the remainder of the garden enjoys a vast amount of privacy with established shrubs and a well maintained lawn.

There is a useful **SUMMER HOUSE** and storage shed.

COUNCIL TAX We have been advised this is currently band E

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 10/23/2014