



Moorland Road, Bournemouth, Dorset, BH1 3ST

Offers in excess of £285,000

BOURNEMOUTH, BH1, MOORLAND ROAD, Offers in excess of £285,00 (Freehold). Take a look at this stunning property located in a private road. Presented with hall and open plan reception room with patio doors leading to outside space. There is a double bedroom on the ground floor and a modern family style bathroom with white suite. A modern fitted kitchen overlooking the rear aspect, with integrated appliances and grey fronted units with roll-top worktops. Stairs leading from the lounge to the first floor where there is a good sized double bedroom with built in cupboards and a modern en suite shower room. Further single bedroom, which would be ideal as a dressing room or study room. A real feature of this property is the courtyard garden, which has a sunny aspect and is a great place for entertaining. To the front of the property there is an allocated parking space, which could fit two cars. The property is also FREEHOLD and is being offered with NO FORWARD CHAIN.



FRONT DOOR AND ENTRANCE HALL

14'9" x 5'1" (4.51 x 1.57)

Upvc double glazed door leading into this contemporary hall with white ceiling, light grey emulsion painted walls and laminate wood effect flooring. Ceiling lighting. Radiator. Doors to all ground floor rooms. Light switches. Wall mounted heating control.

OPEN PLAN LOUNGE DINING RECEPTION ROOM

19'0" x 16'10" into 13'1" (5.80 x 5.14 into 4.01)

Leading from the open plan hall into this spacious reception room with dual aspect. White ceiling, emulsion painted walls and continuation of the wooden flooring. Ceiling lighting. Radiator. Upvc double glazed window overlooking front aspect. Upvc double glazed patio doors leading into the rear courtyard garden. Stairs to first floor and landing area. Light switch, plug sockets and TV socket.

KITCHEN

10'9" x 6'2" (3.30 x 1.90)

Grey painted solid wooden door leading into this well designed, modern fitted kitchen with rear facing aspect. White ceiling, emulsion painted walls to part and part tiled around the worktops. Ceramic tiled flooring. Ceiling lighting. A range of wall, base and drawer units in light grey gloss with contrasting laminate worktops. White retro style tiled around the worktops walls. Wall mounted Glo worm boiler housed in one of the cupboards. There are built in appliances consisting of stainless steel electric oven with pull down door and controls, four ring glass top hob and stainless extractor above with glass trim. Integrated dishwasher and space and plumbing for washing machine. Integrated fridge freezer. Above the oven is a recess space for microwave. Upvc double glazed window overlooking the courtyard. Radiator. Lights switch, plug sockets and fuse switches.

GROUND FLOOR BATHROOM

7'8" x 6'1" (2.36 x 1.86)

Grey painted solid wooden door leading into this contemporary style bathroom with white ceiling, tiled walls and tiled flooring. Ceiling lighting, Chrome effect wall mounted radiator. White bathroom suite consisting of bath with chrome effect fittings, shower over bath and glass shower screen fitted. White wc with seat and lid and flush cistern. White sink with chrome effect fittings.

BEDROOM ONE DOUBLE GROUND FLOOR

8'10" x 11'5" x 8'3" (2.71 x 3.48 x 2.54)

Grey painted wooden door leading into this ground floor double bedroom. White ceiling, emulsion painted walls and fitted carpet. Two upvc double glazed windows overlooking front aspect. Radiator. Ceiling lighting. Light switch and plug sockets.

COURTYARD GARDEN

29'0" x 10'6" x 13'0" (8.84 x 3.21 x 3.97)

Leading from the lounge patio doors to this well set out courtyard garden, which is a real feature of this property with a sunny aspect it runs along the back of the property and to the side. Decked flooring with brick walls and fencing to the boundaries. This is a great entertaining space with side pathway and gate leading to the front aspect of the property.

STAIRS TO FIRST FLOOR AND LANDING AREA

Continuation of the ground floor with grey emulsion painted walls and grey wooden staircase. Doors to all first floor rooms. Light switch.

BEDROOM TWO (DOUBLE PRINCIPLE ROOM)

16'4" x 7'5" x 6'0" into recess area (5.00 x 2.27 x 1.84 into recess area)

Grey wooden door leading into this double bedroom overlooking the front aspect with part sloping ceiling, emulsion painted and emulsion painted walls. Fitted carpet. Upvc double glazed window overlooking the front of the property. Light switch and plug sockets. Built in cupboard with wooden doors and rail inside. Lighting. Radiator.

EN SUITE SHOWER ROOM

6'2" x 5'4" (1.89 x 1.63)

Wooden door leading into this modern en suite shower room. Emulsion painted ceiling and tiled walls with fitted flooring. Built in shower cubicle with glass opening door, white shower tray and wall mounted shower. White wc with seat and lid and cistern with push button flush. White ceramic sink with chrome effect tap and base cupboard. Extractor fan.

BEDROOM THREE/ STUDY/ DRESSING ROOM

10'7" x 5'2" (3.23 x 1.59)

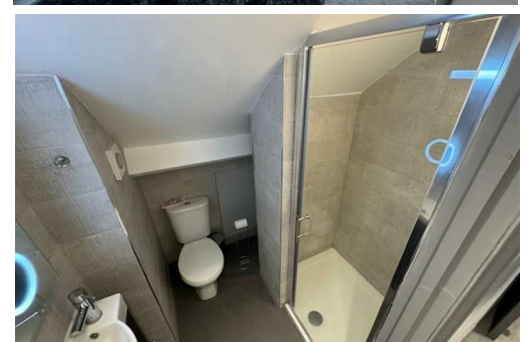
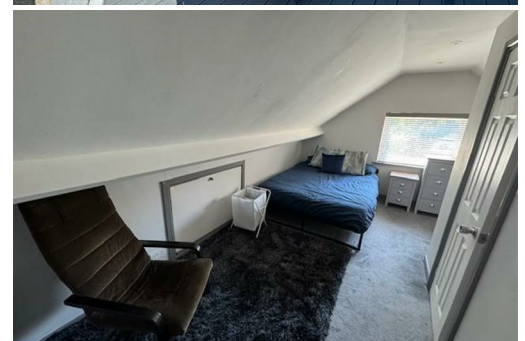
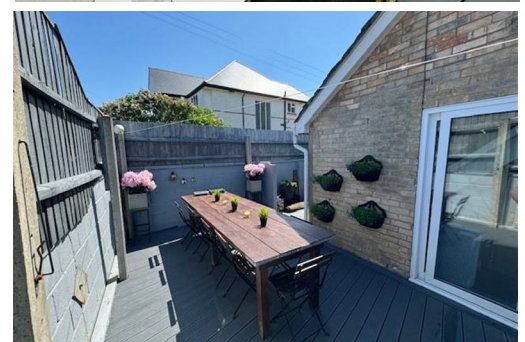
Grey wooden door leading into this bedroom, which would be ideal as a single bedroom, dressing room or study room. Upvc double glazed window. Radiator. Lighting.

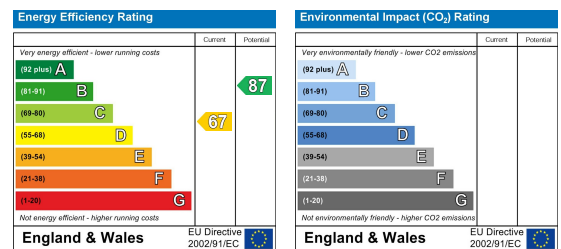
PARKING

Tandem parking space for two cars

TENURE

This property is "FREEHOLD" and is being offered with "NO FORWARD CHAIN".





Consumer Protection from Unfair Trading Regulation

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Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD