



## Pilot Hight Road, Bournemouth, BH11 8EX

### Offers in excess of £295,000

BOURNEMOUTH, BH11, Offers in excess of £295,000. Take a look at this stunning three bedroom home being launched to the market with "NO FORWARD CHAIN". This spacious home has an open plan lounge dining reception room with outlook into the rear sunny aspect garden, modern fitted kitchen and downstairs shower/ cloakroom. There is an entrance hall with stairs to landing. Upper floor offers three bedrooms and a modern bathroom with a white suite. There is a door from the landing leading to a spacious loft room. Sunny aspect rear garden benefits from a decked area great for entertaining and sitting out. There is a lawn area with plants and borders, brick store room and side access gate to the front. Block paved driveway parking for several cars with high hedging to the front. This would make an ideal FIRST TIME BUY OR FAMILY HOME. Council Tax band B.





# Thacker & Revitt

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## DRIVEWAY AND OUTSIDE FRONT AREA

A good sized block paved driveway parking area with established hedging to the left and right hand side with established trees. Wooden door leading into the rear garden. Leading to the porch area.

## PORCH, FRONT DOOR AND ENTRANCE HALL

10'3" x 6'6" (3.13 x 1.99)

Tiled flooring to the porch leading to the front door. Double glazed door into the entrance hall. White ceiling, part emulsion and part papered walls with tiled flooring. Understairs cupboard with glass panelled door. Light switches and stairs to first floor. Door leading into the lounge and door leading into the kitchen. Radiator, ceiling lighting.

## KITCHEN

9'4" x 9'1" (2.86 x 2.79)

Door leading into this modern fitted kitchen with front facing aspect. White ceiling, part tiled and part emulsion painted walls. Tiled flooring. Upvc double glazed window overlooking the driveway to the front. A range of fitted wall, base and drawer units with laminate worktops. Stainless steel sink with drainer and mixer tap. Double oven with controls, four ring gas hob and extractor fan above. Space and plumbing for washing machine, space for fridge freezer. Door leading into downstairs cloak/ shower room and doorway leading into the dining room area. Light switches, plug sockets and fuse switches.

## DOWNSTAIRS CLOAKROOM / SHOWER ROOM

9'5" x 2'5" (2.88 x 0.74)

Wooden and glass door leading into this modern shower/ cloakroom with white ceiling, emulsion painted and tiled walls and tiled flooring. Ceiling lighting. Radiator. Shower with shower tray, tiled walls and wall mounted shower and shower pole. White wc with seat and lid and cistern flush. White sink with metal fittings. Upvc double glazed window.

## DINING ROOM

7'4" x 10'10" (2.25 x 3.32)

Leading in from the kitchen into this modern style dining area with outlook over the rear garden. White ceiling, emulsion painted walls and wood laminate flooring. Light switch, plug sockets and modern ceiling lighting around the edge of the ceiling area inset to boxed recess. Radiator. Upvc double glazed window overlooking rear aspect. This room opens into the lounge.

## LOUNGE

15'0" x 10'10" (4.58 x 3.32)

Opening from the dining room into this modern style lounge room with door also leading in from the hall. White ceiling, emulsion painted walls and continuation of the wood laminate flooring. Ceiling lighting. Radiator. Upvc double glazed doors leading out onto the rear garden. Light switch, plug sockets and TV socket.

## REAR GARDEN

42'11" x 35'9" (13.1 x 10.9)

Sunny aspect garden with a good sized decked area when stepping out of the patio doors and in turn leading to the lawn area with established borders. Concrete path and hard standing area leading to a brick built store with wooden door. Path leading to wooden gate and the front drive parking area. Fencing and trees.

## STAIRS AND LANDING

17'3" x 3'1" (5.26 x 0.94)

Leading from the entrance hall stairs to first floor and landing area with carpet to the flooring on the stairs and wood laminate to the landing area. Ceiling lighting. There is a long upvc double glazed lower landing window overlooking the front aspect and creating lots of natural light into the landing area. Grey painted and panelled doors to all first floor rooms.

## BEDROOM ONE (PRINCIPLE REAR FACING)

11'6" x 12'8" (3.51 x 3.87)

Grey painted wooden door leading into this good sized double bedroom with rear facing aspect. White emulsion painted ceiling, emulsion painted walls and continuation of the wood laminate flooring. Ceiling lighting. Light switch, plug sockets and radiator. Upvc double glazed window overlooking rear garden.

## BEDROOM TWO (DOUBLE REAR FACING)

9'10" x 10'11" (3.02 x 3.33)

Grey painted wooden door leading into this good sized double bedroom with rear facing aspect. White ceiling, emulsion painted walls and continuation of the wood laminate flooring. Ceiling lighting. Radiator. Light switch and plug sockets. Upvc double glazed window to rear aspect outlook over garden.

## BEDROOM THREE/ STUDY/ DRESSING ROOM

8'9" x 6'11" (2.67 x 2.13)

Grey painted wooden door leading into this single bedroom with front facing aspect. White ceiling, emulsion painted walls and continuation of the wood laminate flooring. Ceiling lighting. Radiator. Upvc double glazed window overlooking the drive to the front.

## BATHROOM

4'2" x 5'11" (1.28 x 1.82)

Grey painted wooden door leading into this modern bathroom with white ceiling, part emulsion painted and part tiled walls with tiled flooring. Ceiling lighting. Radiator. Upvc double glazed window. White sink with chrome effect fittings, wc with seat and lid and cistern. White bath with side panel, chrome effect fittings and shower over bath with shower screen.

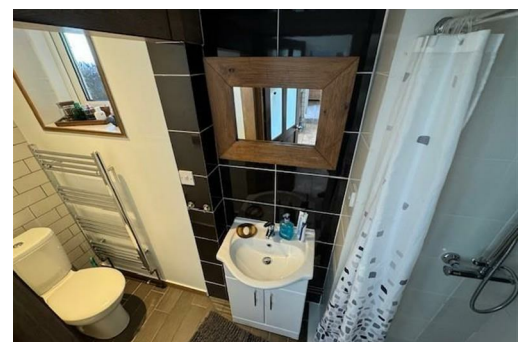
## LOFT ROOM

23'1" x 9'3" (7.04 x 2.83)

Grey painted wooden door leading from the landing with narrow stairs to the loft room. This is a great space and we would recommend to convert this into an additional bedroom (subject to building regulations and planning).

## TENURE

The property is FREEHOLD and is also being sold with NO FORWARD CHAIN.



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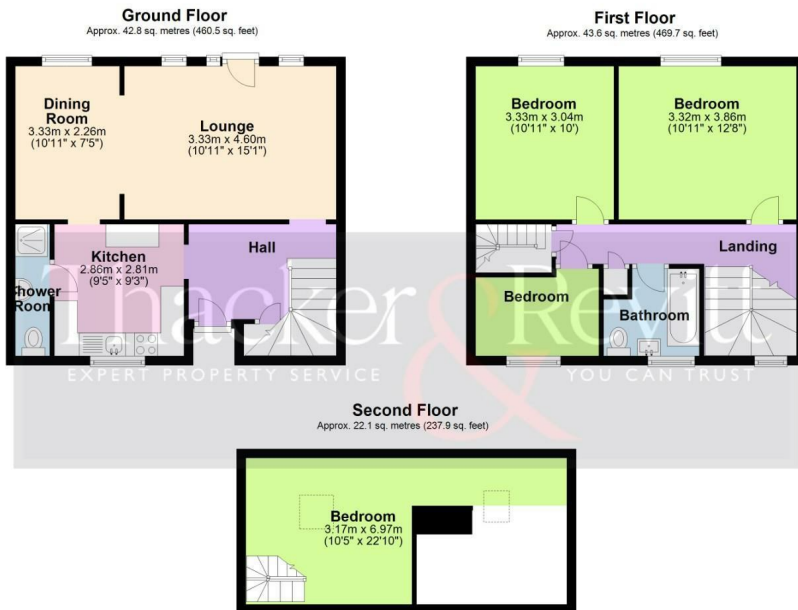
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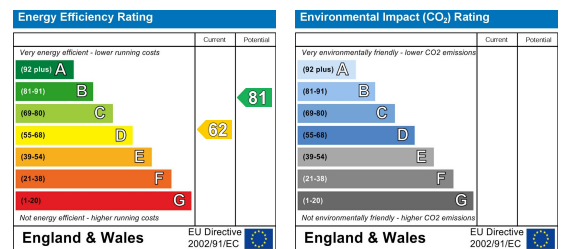
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Total area: approx. 108.5 sq. metres (1168.1 sq. feet)

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Plan produced using PlanUp.



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## Viewings

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