



Pine Road, Bournemouth, Guide price £650,000

STUNNING HOME IN WINTON WITH ANNEX APARTMENT, PINE ROAD, £650,000 GUIDE PRICE. This larger than average detached home has just been completed and ready to view. It has white decor throughout with brand new fitted grey carpets. Newly fitted kitchen with appliances to the main part of the house with two/ three reception rooms. On the first floor there are four spacious bedrooms and two bathrooms one being en suite shower room to principle bedroom. Double glazing and gas central heating. To the back of the property is a self contained apartment with one double bedroom, shower room and open plan lounge kitchen. Patio doors leading into an enclosed sunny aspect rear garden with lawn and patio. There is a drive with parking for 3/ 4 cars, a drying area to the end and shed. This property would make an ideal family home. It is vacant and ready to view.



FRONT DOOR AND ENTRANCE HALL

12'6" x 5'11" (3.83 x 1.81)

Double glazed door leading into the entrance hall. White ceiling and walls and fitted grey carpet. Ceiling lighting. Light switches. Doors to ground floor rooms. Radiator.

RECEPTION ROOM ONE (FRONT FACING)

14'7" x 14'6" (4.45 x 4.44)

Door leading from the main hall into this spacious reception room with front and side facing aspect. White ceiling, emulsion painted walls and fitted grey carpet. Window double glazed to front aspect. Radiator. Ceiling lighting. Light switch, plug sockets and TV socket.

KITCHEN

10'11" x 10'4" (3.35 x 3.16)

Door leading in from the middle reception room/ dining room into this newly fitted modern kitchen with white ceiling, walls and fitted flooring. A range of modern fitted units with laminate marble pattern laminate worktops and tiled splash backs. Light switches, plug sockets and fuse switches. Sink with drainer and mixer tap. There is natural light coming in through the ceiling feature sky light. There are some appliances with the kitchen being oven, hob and extractor. Other items can be purchased being american style fridge freezer, washing machine and dishwasher. Grey washed floor board looking flooring.

GROUND FLOOR BEDROOM (MIDDLE)

Door leading into this smaller double bedroom/ study room with white ceiling, emulsion painted walls and fitted grey carpet. Ceiling lighting. Radiator. Light switch and plug sockets. Double glazed window to side aspect.

STAIRS AND LANDING

7'5" x 6'0" (2.27 x 1.84)

Leading from the entrance hall with stairs to the first floor and landing area. Continuation of the hall decor in white and grey with white painted woodwork. Ceiling lighting. Window to landing area. White painted woodwork. Doors to all first floor rooms.

BEDROOM ONE (MAIN PRINCIPLE) (FRONT FACING)

12'11" x 12'9" (3.95 x 3.90)

Door leading from the landing area into this spacious double bedroom with front facing aspect. White ceiling, emulsion painted walls and grey fitted carpet. Ceiling lighting. Light switch, Plug sockets. Double glazed window overlooking the front aspect. Radiator. Door leading into en suite.

BEDROOM LARGE DOUBLE (FRONT FACING)

Door leading from the landing into this spacious double bedroom with side and front facing aspect. White ceiling, emulsion painted walls and fitted grey carpet. Radiator. Windows double glazed. Light switches and plug sockets. Door leading into en suite shower room.

EN SUITE SHOWER ROOM TO MAIN PRINCIPLE BEDROOM

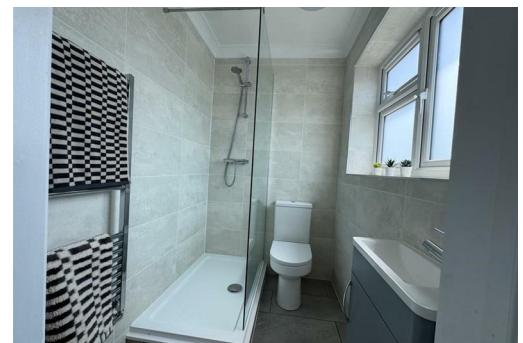
5'11" x 4'11" (1.81 x 1.52)

Door leading from the main bedroom into this modern shower en suite. White ceiling, emulsion painted walls to part and tiled to remainder of the walls with tiled flooring. Window to front aspect. Shower cubicle with glass panels, white tray and wall mounted shower. WC with seat and lid and cistern flush. Radiator.

BEDROOM (DOUBLE REAR)

13'6" x 11'7" (4.13 x 3.54)

Door leading from the landing into the spacious double bedroom with side facing aspect. White ceiling, emulsion painted walls and grey fitted carpet. Window double glazed. Radiator. Light switch and plug sockets.



BATHROOM

12'0" x 11'6" (3.67 x 3.52)

Door leading into this modern spacious bathroom with rear facing aspect. White ceiling, part emulsion and part tiled walls with tiled flooring. Ceiling lighting. Radiator. Vanity unit grey coloured with inlay white sink and mixer tap base cupboard. White bath with chrome effect fittings, glass shower screen. White wc with seat and lid and cistern with flush. Two upvc double glazed windows.



ANNEX ONE BEDROOM APARTMENT

There is a one bedroom annex apartment to the rear part of the main house with its own entrance. Entrance hall with wooden flooring with doors to all ground floor annex rooms.

There is a good size double bedroom with neutral decor, window to side aspect. Radiator. Light switch and plug sockets.

Door leading into an open plan kitchen lounge with modern decor, spacious fitted kitchen with some appliances and a good size lounge area. Window to side aspect and patio doors form the kitchen area to the rear garden. Lighting, Plug sockets, Fuse switches. TV socket.

Modern shower room with white suite, corner shower with shower and tiled walls, wc and sink.

There is a rear sunny aspect easy maintenance garden off the annex apartment.

This would make an ideal granny annex apartment to the main house.

The apartment is within the main house and does not have a separate listing.

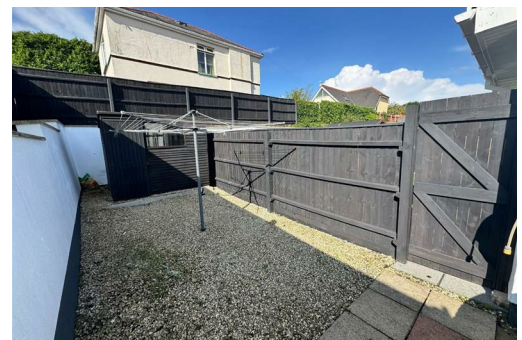


Hall:

5.07 x 1.78 x 1.06

White ceiling and walls and wood laminate flooring. Ceiling lighting. Doors to all annex rooms.

Radiator. Light switches. Front door composite grey with handle and glass panel.



Bedroom:

4.20 x 3.97

This is a good size double bedroom with side facing aspect. White ceiling, grey walls and fitted grey carpet. Light switch, plug sockets and TV socket. Double glazed window bay style to side drive aspect. Ceiling lighting. Radiator.

Open plan lounge kitchen:

7.38 x 3.81

This is a good size open plan room with a modern fitted kitchen to the one side of the room with fitted units, laminate worktops, sink with drainer and mixer tap. Oven, hob and extractor fan.

Breakfast bar area. Ceiling sky light creating lots of natural light into this area.



The lounge area is continuation of the decor with wood laminate flooring to match the kitchen area. Double glazed window to side drive aspect. There are two opening double glazed patio doors leading out into the garden.

FRONT AND REAR GARDENS, DRIVEWAY

27'0" x 24'8" rear garden to annex (8.24 x 7.54 rear garden to annex)

The front garden is easy maintenance and laid to shingle with patio slab tiled steps leading to the front door, raised area and white painted rendered walls.

Driveway parking for 4/ 5 cars to the left hand side of the property.

Rear garden drying area to the end of the driveway being shingled and a garden shed.

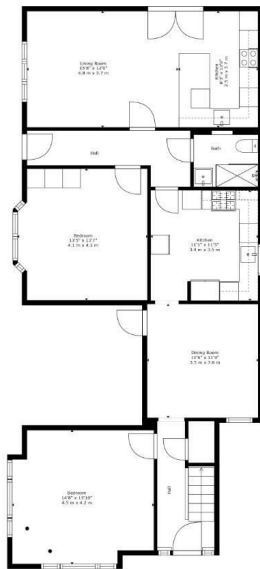
Wooden Gate leading into rear annex garden with patio grey tiled along with double width tiled path and lawn.

Dark grey wood stained fencing to boundaries.



TENURE & ADDITIONAL INFORMATION.

The property is FREEHOLD.



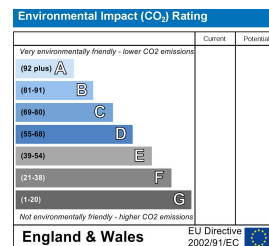
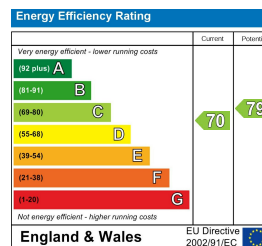
Floor 1



Floor 2

TOTAL: 1709 sq. ft. 158 m²
 FLOOR 1: 1145 sq. ft. 106 m², FLOOR 2: 564 sq. ft. 52 m²
 WALLS: 146 sq. ft. 14 m²

Whilst Every Attempt Has Been Made To Ensure The Accuracy Of This Floor Plan, All Measurements Are Approximate And For Display Purposes Only. Created By Property Photography Group.



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Viewings

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



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