

for sale

£500,000



## Hill View Road Bournemouth BH10 5BL

A UNIQUE DETACHED HOME - BOASTING VERY WELL PRESENTED, DECEPTIVE & SPACIOUS ACCOMMODATION. A QUALITY HOME SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA ENJOYING AN ELEVATED POSITION. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS PROPERTY.

# Hill View Road Bournemouth BH10 5BL

## Entrance Porch

Via Double UPVC Glazed Panel casement doors, large store cupboard & low level store cupboard, access to the attached workshop & further UPVC Glazed panel door to the Entrance Hall.

## Entrance Hall

Laminate floor, side aspect window, radiator, double doors to Kitchen,

## Kitchen

16' 2" x 8' 11" (4.93m x 2.72m)

Fitted range of base and wall units, dresser style with Illuminated Glazed Doors, roll top work surface, tiled splashbacks with an inset composite 1 1/2 bowl sink, breakfast bar recess & housing for a Range style cooker, extractor over & tiled walls, space for a large fridge freezer, side aspect windows, laminate flooring, glazed door to:

## Utility/Cloakroom

Space & plumbing for a washing machine, wall mounted "Worcester" Boiler, close coupled w.c & hand basin, frosted front aspect window.



### **Dining Room**

14' 3" x 12' + Bay (4.34m x 3.66m + Bay)

A bright room with a side aspect bay window, laminate flooring, radiator & ornamental fire surround.

### **Lounge**

21' 9" x 11' 10" + Bay (6.63m x 3.61m + Bay)

A very spacious room with bay overlooking the surrounding area, westerly aspect. Casement doors to the conservatory, media point, wall light points, ornamental fire surround & inset electric fire, coved & plain ceiling with downlights, dimmer, two radiators.

### **Conservatory**

9' 11" x 8' 9" (3.02m x 2.67m)

UPVC Double Glazed, wall light points, casement door to the Garden.

### **Landing**

Loft access & a large walk in store cupboard, doors to:

#### **Bedroom 1**

11' 11" x 14' 9" (3.63m x 4.50m)

A bright and spacious room with a double aspect, Velux side windows & rear bay, built in floor to ceiling wardrobes radiator.

#### **Bedroom 2**

14' 3" x 12' (4.34m x 3.66m)

Built in store cupboard, tv point, radiator, side aspect window.

#### **Study/ Bedroom 3**

9' 2" x 4' 10" (2.79m x 1.47m)

Side aspect window, radiator & media point.

### **Bathroom**

Very well appointed with tiled walls and floor, white suite of a double ended bath with central fill taps. Double step in shower cubicle with multi head mixer unit. Vanity unit with an inset basin - cupboards & drawers under, close coupled w.c, airing cupboard with hot water cylinder, shelving & shower pump, plain ceiling with downlights on a remote dimmer switch, front aspect frosted window.

## Outside

The property is accessed via Double Gates from Hillview Road. Gravelled parking area for several cars. Secluded by mature hedging, easy tread paved steps to the Lower Garden with a stacked rockery, water feature & paved terrace to the entrance porch. Gated side access to the Rear Garden Mostly laid to Granite Chipping with an ornamental pond, paved area adjacent to the house & central deck with pergola, enclosed by timber fencing. Enjoying a Westerly aspect & open but private aspect.

## Workshop

11' 10" x 10' 11" (3.61m x 3.33m)

Supplied with power & light, roof store area, UPVC door to the Garden.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref: WIN306906 - 0005

**Tenure:** Freehold

**EPC Rating:** D

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