

FREEHOLD



House - Semi-Detached (EPC Rating: )

7 IWERNE CLOSE, BOURNEMOUTH,  
DORSET, BH9 3PW

£449,950



# 4 Bedroom House - Semi-Detached located in Bournemouth

Simpsons Estate Agents are delighted to bring to the market this beautifully presented three/four bedroom extended semi-detached house in wonderful condition throughout. The property boasts an entrance porch, modern ground floor shower room, utility room, modern decoration, integrated storage room, extended lounge/dining room onto the garden, 3 double bedrooms, modern bathroom, large loft/hobby room. The property is positioned in a highly sought after residential cul-de-sac within easy level walk of local shops, doctors, dentists and pharmacy. Other benefits include the close proximity to Kingfisher nature reserve ideal for river and countryside walks.

## Porch

6'7" x 3'11"

On entry to the property via a modern composite Upvc front door with glazed side panels and ornate glazed inlay, into the porch with smooth plastered walls and ceiling with downlights, into the inner hallway via a Upvc glazed door. A spacious hall way with textured ceiling, doors leading to the ground floor accommodation and stairs leading to the first floor.

## Kitchen

9'6" x 12'10"

A truly stylish and modern kitchen with a large selection of wall and floor mounted units in dork blue with contrasting copper handles, work surfaces and a breakfast bar in a wood effect, integrated full size dish washer, space for a double size fridge/freezer, induction hob, under counter lighting, double high level oven, spaces for a selection of white goods, such as a large American style fridge/freezer, breakfast bar, wood effect flooring extractor fan, smooth ceiling with LED downlights, Upvc window to the side aspect.

## Utility Room

6'3" x 6'7"

Utility Room currently housing the washing machine and dryer, smooth plastered walls and ceiling with downlights, tiled flooring.

## Shower Room

5'11" x 6'11"

A door from the utility room leading into the stunning shower room, tiled splashback and flooring, smooth walls and ceiling, extractor fan, heated towel rail, sink with

vanity storage, low level WC, double width shower cubical with tiled walls, tiled flooring, Upvc window to the side aspect.

## Lounge

17'5" x 19'4"

A stunning and spacious lounge extended to the rear, now offering ample living space with feature wall in a slate brick effect, wood burner, LED downlights, smooth plastered walls and ceiling, Upvc window to side aspect, French style Upvc doors with large glass panels to the side which allows the room to be flooded with light.

## Landing

0'0" x 0'0"

Doors leading to accommodation with space saver stairs offering access to the wonderful loft/hobby room

## Loft

10'10" x 17'1"

The loft has been converted into a wonderful open space currently used a hobby room, smooth plastered walls, carpet flooring, two Velux windows, electric wall heater.

## Bedroom 1

9'6" x 11'6"

A very well presented master bedroom with smooth ceiling and walls, radiator, Upvc window to the front aspect, door leading into the superb walk-in wardrobe with ample storage and plenty of hanging space.

## Bedroom 2

7'7" x 8'6"

A very nice bedroom with ample space for bedroom furniture, radiator, Upvc window to the rear aspect.





### Bedroom 3

7'7" x 8'6"

A good size bedroom, radiator, smooth plastered walls, space for bedroom furniture, Upvc window to the rear aspect.

### Bathroom

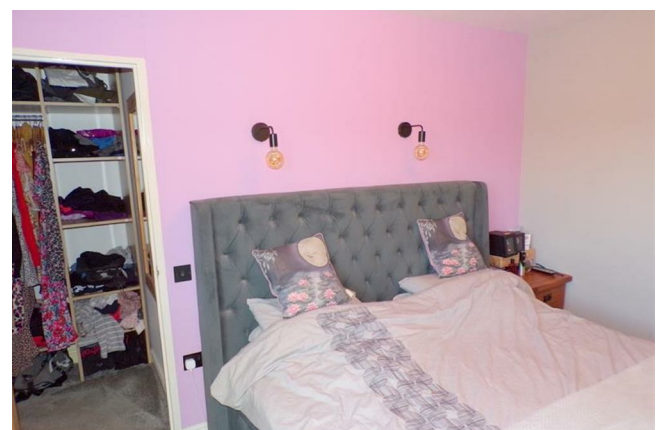
4'7" x 8'10"

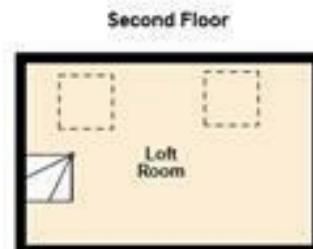
A modern bathroom with low level WC, hand basin with storage, bath, fully tiled walls, heated towel rail. smooth plastered walls and ceiling with downlights, Upvc window to side aspect.

### Outdoor Space

0'0" x 0'0"

The rear has a southerly aspect onto open public land, boarded with 6ft fencing, path leading to the front of the property, The back garden is laid to patio, with a small section of flower beds and shingle. The front has a small lawned area, driveway for three vehicles and EV charger, with the advantage of a good size storage room via a Upvc door, power and lighting, Upvc window to the front.





To be used as a guide only.  
Not produced using PlanUp.

Council Tax Band

**D**

Energy Performance Graph

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

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