

FREEHOLD



House - Detached (EPC Rating:)

**DETACHED, 1A LARKSFIELD AVENUE,
BOURNEMOUTH, DORSET, BH9 3LW**

£379,500



3



2



3



3 Bedroom House - Detached located in Bournemouth

Simpsons Estate Agents are truly delighted to bring to the market the rare opportunity to acquire this 3 bedroom detached house on Larksfield Avenue. Modern built property in an older style development. Offering 3 bedrooms, en-suite, family bathroom, cloakroom, large kitchen, lounge, dining room and conservatory. Generous gardens and a detached garage positioned to the front of the property. Located only a short walk from Muscliff First School and the Grammar schools. Public transport links are on Broadway Lane or Castle Lane West along with a host of local shops and a post office. An added bonus being the close proximity to beautiful countryside, river walks and nature reserve.

THE PROPERTY IS BEING OFFERED WITH NO ONWARD CHAIN.

Porch

5'7" x 5'7"

Entrance to the porch via a Upvc door with ornate glaze inlay, Upvc windows to the front and side aspect, secondary hardwood front door with ornate glaze inlay provides entrance to the property.

Entrance Hall

0'0" x 0'0"

Stairs leading to the first floor accommodation, doors leading to the ground floor, radiator, under stair storage, textured ceilings and coving.

Kitchen

7'7" x 10'10"

Textured ceilings and coving, tile affect flooring, large box bay window to the front aspect, stainless steel sink, gas hob, electric oven, large selection of wall and floor mounted units in white with stone affect worktops, space for a selection of white goods.

Cloakroom

2'7" x 3'11"

Hand basin, radiator, low level w/c, textured ceilings, extractor fan.

Lounge

10'10" x 15'1"

Textured ceilings with coving, feature fire place, radiator, sliding patio doors to the conservatory, archway leading to dining room.

Dining Room

8'6" x 7'7"

Textured ceilings with coving, Upvc window to the rear aspect, radiator.

Conservatory

10'2" x 9'2"

Modern construction with polycarbonate roof, electric fan/light, built on a brick foundation, Upvc construction, tiled flooring, French style doors offering access to the rear garden.

Landing

0'0" x 0'0"

Textured ceilings with coving, doors to accommodation, Upvc window to the side aspect, storage cupboard housing the hot water cylinder.

Master Bedroom

9'10" x 11'6"

Textured ceilings, radiator, Upvc window to the rear aspect, fitted wardrobes with sliding doors.

En-Suite

2'11" x 6'7"

En-Suite shower room, textured ceilings, fully tiled splashback, radiator, hand basin, low level w/c, extractor fan.

Bedroom 2

8'6" x 10'6"

Textured ceiling with coving, radiator, built in storage, Upvc window to the front aspect.



Bedroom 3

6'11" x 7'3"

Textured ceilings, coving, large storage cupboard, radiator, Upvc window to the front aspect.

Bathroom

5'7" x 5'11"

Textured ceiling, carpeted flooring, fully tiled walls, Upvc window to the rear aspect, palpus bath suite, radiator.

Outdoor Space

0'0" x 0'0"

Front garden is mainly laid to hard standing bordered with a small brick wall to the front, tarmac driveway leading to detached single garage with up and over door. Pedestrian gate to the side of the property leads to the rear garden which is mostly laid to lawn and bordered by 6ft fence panels, additional hard standing seating area towards the rear of the garden also housing a shed.



Ground Floor



First Floor



To be used as a guide only.
Plan produced using PlanUp.

Council Tax Band

D

Energy Performance Graph

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.