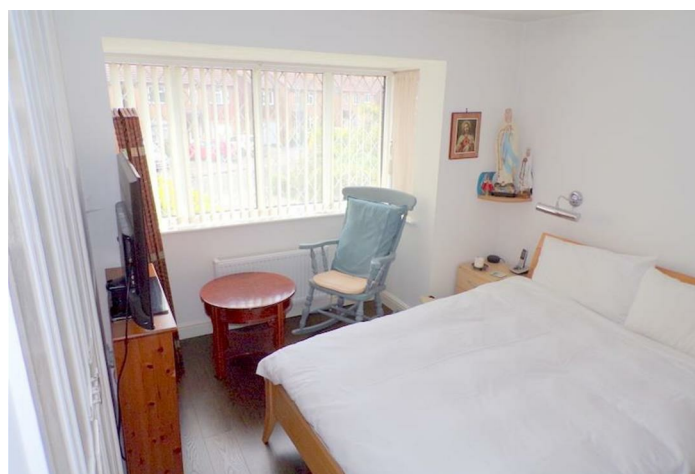


FREEHOLD



House - Detached (EPC Rating:)

10 BEAUCHAMPS GARDENS,
BOURNEMOUTH, DORSET, BH7 7JE

£550,000



4



2



3



4 Bedroom House - Detached located in Bournemouth

An opportunity to purchase one of these popular style, modern, five bed detached houses being located in the sought after Castledean Park development. The property is well presented throughout and has been extended with a 10 metre kitchen/diner, has an air conditioned kitchen, a superb 'L' shaped lounge, a stunning shower room with double width shower, UPVC conservatory and a large block-paved driveway with space for four cars. The rear garden has plenty to offer with a seating patio area, lawn, summer house with power and lighting as well as a brick-built storage/utility room. The Littledown Centre and Park are under a five minute level walk and there are pedestrian pathways through to the River Stour, both within a 15 minutes stroll, as is the Tesco Superstore.

Entrance Hall

UPVC front door, smooth plastered walls and ceilings, wood effect flooring, doors leading to the ground floor accommodation, stairs leading to the first floor, under stair storage.

Cloakroom

Smooth ceiling, down lights hand basin with vanity storage, modern low level WC, porcelain floor tiles, heated towel rail, UPVC window to the front aspect.

Lounge

18'8" x 26'11"

A superb "L" shape Lounge with smooth plastered walls and ceiling, wood effect flooring, radiator, large UPVC box bay window to the front aspect, UPVC window to the rear, sliding patio doors offering direct access to the conservatory.

Conservatory

8'6" x 11'2"

A very nice brick built Conservatory with power and lighting, tiled flooring. with UPVC windows, French style doors. onto the rear garden

Kitchen

7'7" x 32'6"

A very impressive kitchen/diner with polished tiled flooring, radiator, smooth ceiling with downlights, stone effect worktops, a large selection of wall and floor units, spaces for a large number of white goods, UPVC windows to the front and rear aspect, UPVC door to the rear garden, doors into the lounge and hallway. The kitchen also has air conditioning (un-tested) and stainless steel sink. electric hob and fan oven.

Landing

Smooth ceiling with down lights, Upvc window to side aspect, loft hatch and over stair storage.

Bedroom 1

9'6" x 13'1"

Textured ceiling, radiator, box bay window to the front aspect, built-in storage. smooth walls, door leading into the en-suite.

En-Suite

4'11" x 5'3"

Glazed corner shower, low level WC, hand basin with vanity storage, heated towel rail, down lights. porcelain tiled flooring.

Bedroom 2

9'10" x 9'10"

A very nice room with a large UPVC window to the rear aspect, built-in storage, wood effect flooring, smooth plastered walls and ceiling.

Bedroom 3

8'6" x 7'3"

Textured ceiling, built-in storage, wood effect flooring, radiator, UPVC window to the rear aspect.

Bedroom 4

7'3" x 7'7"

Textured ceiling, built-in storage, radiator. U PVC window to the front aspect.



Shower room

5'7" x 6'11"

A stunning shower room with double width shower, hand basin with vanity storage, modern low level WC, heated towel rail, extractor fan. tiled flooring.

Outdoor Space

Large block paved driveway allowing for parking up to four cars. flower beds with mature shrubs, side gate offering access to the rear garden. The garden has plenty to offer with a seating patio area, lawn, summer house with power and lighting as well as a brick-built storage/utility room. The garden is bordered with 6ft fencing and raised flower beds.





Council Tax Band

E

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.