

FREEHOLD



House - Detached

**20 STRATTON  
ROAD,  
BOURNEMOUTH,  
DORSET, BH9 3PF**

Asking Price

**£498,000**

FEATURES



# 4 Bedroom House - Detached located in Bournemouth

## Entrance

On entering the property via a modern style composite front door with glass inlay, you are welcomed in to this most wonderful family home. The hallway stairs lead to first floor accommodation, wood effect flooring, understair storage, doors leading to ground floor accommodation and to the modern cloakroom with low level WC, hand basin, tiled splashback and tiled effect flooring, downlights, Upvc window to the side aspect.

## Lounge

13'1" x 14'9"

A truly wonderful and spacious room with textured ceiling, feature place, carpet flooring all flooded with natural light from a large Upvc window to the front aspect. A set of internal glazed doors offering access to the kitchen/diner.

## Kitchen /diner

20'0" x 12'9"

A very well appointed kitchen/diner with a large selection of wall and floor units in a light wood finish with chrome handles, integrated dishwasher, spaces for a selection of white goods, built-in high level NEFF fan oven, NEFF induction hob, extractor fan, stone effect worktops. wood effect flooring, Upvc window to the side aspect, opening to the dining room, breakfast bar, sliding doors into the conservatory. Upvc door from the kitchen into the conservatory.

## Conservatory

19'8" x 8'6"

A splendid room with radiator, power and lighting, French style doors offering direct access to the rear garden. The conservatory is constructed on brick

foundation with Upvc windows and polycarbonate roof. This a superb addition to the already spacious home that can be enjoyed all year round.

## Landing

Textured ceiling, cupboard housing the hot water tank. loft hatch, doors leading to accommodation, Upvc window to side aspect.

## Master Bedroom

14'5" x 8'6"

Light and bright master bedroom with a sizeable Upvc window to front aspect, radiator, built-in storage, carpet flooring, textured ceiling with coving, door leading to the en-suite.

## En-suite

7'2" x 2'7"

An amazing and stylish addition to the property is the en-suite shower room, glass shower cubicle, hand basin with vanity storage, built-in storage, wood effect flooring, heated towel rail, stone effect splashback.

## Bedroom 2

10'2" x 8'6"

A very nice double bedroom with Upvc window to rear aspect, radiator, carpet flooring, built-in wardrobes. textured ceiling and coving.

## Bedroom 3

9'2" x 7'2"

A very generous third bedroom with a Upvc window to rear aspect, radiator, carpet flooring, ample space for bedroom furniture. textured ceiling and coving.



#### Bedroom 4

10'5" x 9'2" max

Built-in storage, radiator, carpet flooring. The bedroom is currently dressed and used as a home office, but is a very generous fourth bedroom. Upvc window to the front aspect.

#### Bathroom

5'10" x 5'10"

A stunning and modern bathroom with fully tiled walls in a white finish style with contrasting black grout. hand basin with vanity storage, hidden cistern low level WC. bath with a shower attachment, wood effect flooring, heated towel rail. Upvc window to the side aspect.

#### Outside space

The front of the property is laid to lawn with mature shrubs and borders, driveway for two vehicles, double gates offer additional side parking and access to the rear garden. The rear garden is laid to lawn with shrubs and patio seating area, backing onto open public land all bordered with 6ft fencing, The side is accessed via a door from the rear garden.





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Council Tax Band

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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		
England & Wales		EU Directive 2002/91/EC

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.

