

FREEHOLD



House (EPC Rating: C)

4 STRATTON ROAD, BOURNEMOUTH, BH9
3PG

£349,950



3 Bedroom House located in Bournemouth

SIMPSONS ESTATE AGENTS are delighted to bring to the market this extended and well presented three bedroom semi detached house in Stratton Road being offered with no onward chain.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere throughout. The well-appointed kitchen complements the living areas, making it a delightful space for culinary pursuits.

The three bedrooms are well-sized, providing comfortable retreats for family members or guests. The bathroom is conveniently located, ensuring ease of access for all.

Situated in a sought-after area, this home is within proximity to excellent schools, making it an ideal choice for families. Additionally, the property benefits from off-road parking, a valuable feature in this bustling locale.

With its appealing features and prime location, this house on Stratton Road presents a wonderful opportunity for those looking to settle in Bournemouth. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs and exceed your expectations.

ENTRANCE

Entering via a uPVC door leading to a light and bright hallway with textured ceiling, wood flooring and stairs leading to first floor opening to the lounge area.

LOUNGE

13'2" x 12'4"

A sizable room with wood flooring, twin uPVC windows to the front aspect, textured ceiling, radiator, under stair storage, opening into the dining room.

DINING ROOM

10'10" x 7'11"

Smooth ceiling, down lights, wood flooring, radiator, door leading into the extended living room.

LIVING ROOM

10'2" x 7'6"

A superb addition to this fine property, vaulted ceilings with down lights, wood flooring, uPVC window to side aspect, French style doors onto the rear garden. the room is currently dressed as guest bedroom.

KITCHEN

10'10" x 7'5"

A well appointed kitchen with a good selection of wall and floor mounted units in white with stone affect worktops, tiled splash back and flooring, gas hob, electric fan oven, extractor, spaces for a selection of white goods, uPVC window to the side aspect, uPVC door offering direct access to the rarer garden.

LANDING

Textured ceiling, loft hatch, doors leading to primary room uPVC window to the side aspect.

MASTER BEDROOM

14'11" x 8'11"

A superb size master bedroom with carpet flooring, radiator, textured ceilings, built in wardrobes with sliding doors, uPVC window to front aspect.

BEDROOM 2

9'1" x 8'11"

A further generous double bedroom with built storage housing the hot water tank, radiator, uPVC window to the rear aspect.

BEDROOM 3

10'0" x 6'6"

Textured ceiling, radiator. uPVC window to the front aspect, built in wardrobe.

BATHROOM

6'6" x 5'10"

A modern bathroom with a modern low level WC, hand basin, bath with shower attachment, tiled affect flooring, uPVC window to rear aspect.

OUTSIDE SPACE

Ample parking for two cars to front, barn style gates offering further parking to the side of the house. detached Marley style detached garage, westerner facing rear garden lawn and patio areas, flower beds with, 6ft fencing.

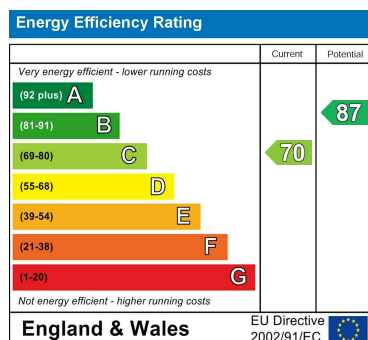




Council Tax Band

C

Energy Performance Graph



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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.