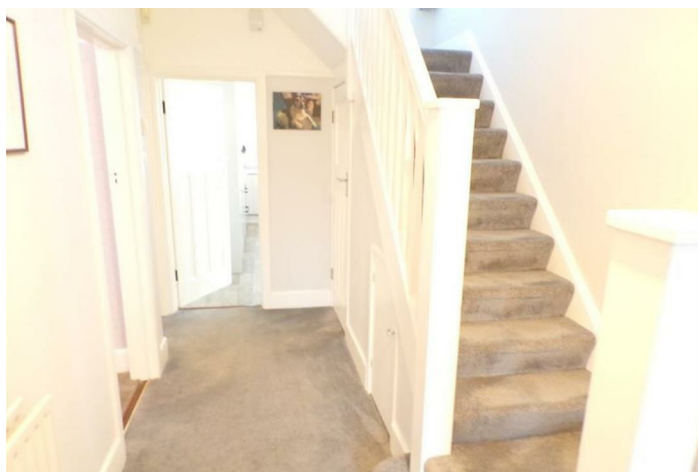


FREEHOLD



House - Detached (EPC Rating:)

150 WEST WAY, BOURNEMOUTH, BH9 3DY

Asking Price

£595,950



3 Bedroom House - Detached located in Bournemouth

SIMPSONS ESTATE AGENTS are delighted to bring to the market this most beautiful older style three bedroom detached home on the desirable West Way. This stunning detached home presents an exceptional opportunity for those seeking a modern and inviting home. Although the property boasts a generous footprint, the true charm lies in its thoughtfully designed spaces that cater to contemporary living.

The south-facing rear garden is a true gem, providing a private oasis for outdoor enjoyment. Whether you wish to bask in the sun, host summer barbecues, or cultivate a flourishing garden, this outdoor space offers endless possibilities.

Situated on a sought-after road, this property benefits from a tranquil residential environment while remaining conveniently close to local amenities, schools, and transport links. This combination of location and modern living makes it a perfect choice for families and professionals alike.

ENTRANCE

On entering the property via a most useful porch area with Upvc windows and a Upvc glazed door, you enter the hallway via a secondary door into the light and welcoming hallway with doors leading the ground floor accommodation and stairs leading to the first floor. Under stair storage and radiator door to the cloakroom.

LOUNGE

13'8" x 11'9"

A truly delightful room with textured ceiling, Dorset curve plastered walls, picture rail. feature fire place, large Upvc bay window to the front aspect flooding this wonderful room with natural light.

DINING ROOM

14'11" x 11'7"

A superb room with texture ceiling, fire place, radiator, picture rail, carpet flooring, French style doors offering direct access into the sun room.

SUN ROOM

11'5" x 9'10"

A most charming room with tiled flooring, smooth ceiling with down lights, high level Upvc window side and rear aspects and a sky lantern roof window allowing the whole area to be bathed in natural light from the south facing rear garden. French style doors onto the garden.

KITCHEN

15'5" x 7'6"

A stunning modern kitchen with a full selection of wall and floor mounted units in a matt grey, fully integrated appliances. composite style sink, wood effect flooring,

extractor fan, Neff induction hob, smooth ceiling with LED down lights. Upvc window to the rear and side aspects Upvc door offering direct access to the rear garden.

CLOAK ROOM

A well appointed Cloak room with hand basin, vanity storage, low level WC, extractor fan wood effect flooring.

FIRST FLOOR LANDING

Textured ceiling doors leading to accommodation, Upvc window top the side aspect.

MASTER BEDROOM

14'1" x 9'5"

A very generous size bedroom with fitted wardrobes, Large Upvc bay window to the front aspect, textured ceiling, radiator, picture rail.

BEDROOM 2

12'5" x 11'5"

A wonderful size bedroom with a large Upvc window to rear aspect, radiator, carpet flooring, textured ceiling, picture rail, ample space for a selection of bedroom furniture.

BEDROOM 3

9'10" x 7'6"

a nice size third bedroom with a Bay window to the front aspect, radiator, textured ceiling, picture rail.

BATHROOM

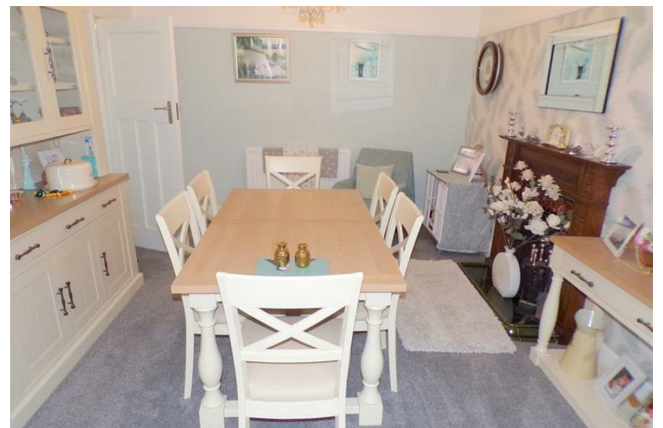
7'6" x 9'2"

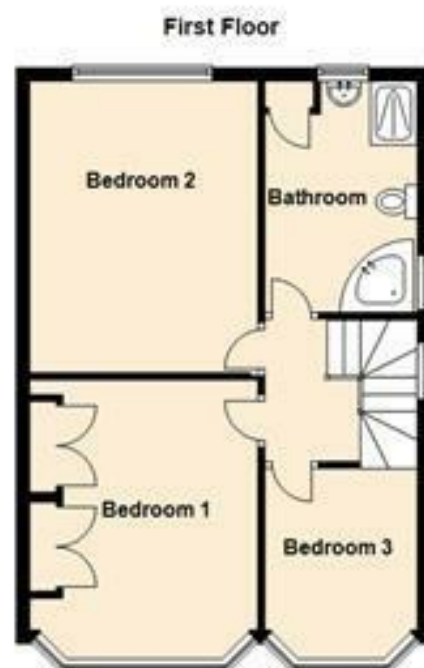
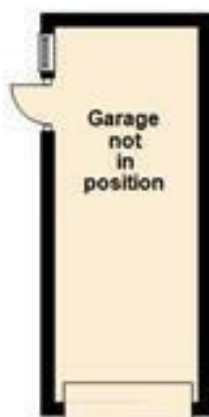
A superb bathroom with a separate corner bath, shower cubical, storage cupboard, modern low level WC, hand basin, loft access, Upvc window to the rear and side aspects, radiator, wood effect flooring.



OUTSIDE SPACE

The front of the property is block paved offering parking for number of vehicles. the Front has a selection of mature shrubs, access to the rear garden via the side driveway and carport. The rear garden has a selection of lawned area ,patio seating and covered seating area, green house, tandem length garage all boarded with 6ft fencing with a good level of privacy with this south facing rear garden.





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.