

FREEHOLD



Chalet - Detached

**39 NEW ROAD,
BOURNEMOUTH,
BH10 7DW**

Offers Over

£400,000

FEATURES

- THREE RECEPTION ROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- SPACIOUS FIVE BEDROOM DETACHED CHALET BUNGALOW
- FLEXIBLE ACCOMMODATION
- REAR GARDEN



5 Bedroom Chalet - Detached located in Bournemouth

ENTRANCE HALL

On entering the property via a wooden front door with glazed side panels, you enter a generous hallway with the ground floor accommodation and stairs leading to the first floor.

LIVING ROOM

15'0" x 14'0"

A delightful room flooded with natural light from a set of Upvc French style doors to the rear aspect with further Upvc window to side aspect. radiator, feature fireplace, archway leading into the dining area.

DINING ROOM

12'5" x 11'6"

A delightful ideal room for entertaining flooded with natural light from a set of Upvc French style doors offering direct access to the rear garden, radiator, textured ceiling, carpet flooring.

KITCHEN/BREAKFAST ROOM

20'1" x 12'5"

A very generous room with textured ceiling, tile effect flooring, Upvc door to the rear aspect offering direct access to the garden, archway leading into the the kitchen,

The kitchen is well appointed with a selection of wall and floor units in wood style with stone effect worktops, tiled splashback, Upvc window to rear aspect, stainless steel sink. spaces for a selection of white goods.

BATHROOM

7'10" x 7'3"

Ground floor bathroom has a corner bath, Low level Wc, hand basin, part-tiled walls, skylight, radiator, heated towel rail. tile effect flooring, downlights.

UTILITY ROOM

12'0" x 5'11"

A very useful room with spaces for a selection of white goods, storage cupboard, Upvc window to the side aspect.

BEDROOM 1

16'10" x 8'2"

A truly wonderful master bedroom with a built-in storage, radiator, Upvc window to the front aspect and two stunning stained glass windows to the side aspect.

BEDROOM 2

14'0" x 13'11"

A further large double bedroom with a Upvc window to the front aspect, ample space for a selection of bedroom furniture.

BEDROOM 3 -GUEST ROOM

14'0" x 12'0"

A perfect guest room with textured ceiling, radiator, carpet flooring, Upvc window to the front aspect, door leading into the eaves storage, door leading into the En-Suite

EN-SUITE

7'10" x 4'6"

A well appointed En-Suite shower room, low level WC, hand basin, with vanity storage, radiator, Upvc window to the front aspect.

BEDROOM 4

12'8" x 7'8"

A further double bedroom with vanity sink and storage, space for bedroom furniture, Upvc window to rear aspect.

BEDROOM 5 - OFFICE

13'10" x 7'8"

The room would make an ideal office with natural light from Velux window, radiator, carpet flooring, door leading into the eaves storage.

SHOWER ROOM

6'3" x 5'3"

A superb room servicing bedrooms 4 & 5 ,separate shower, low level WC ,hand basin, part tiled walls, non slip floor. radiator.

GARAGE

17'5" x 9'4"

The garage is located to the rear via the shared driveway and was constructed approximately 15 years ago, power and lighting access via up and over door or side door from the rear garden.





SIMPSONS ESTATE AGENTS | 85 CASTLE LANE WEST, BOURNEMOUTH, BH9 3LH



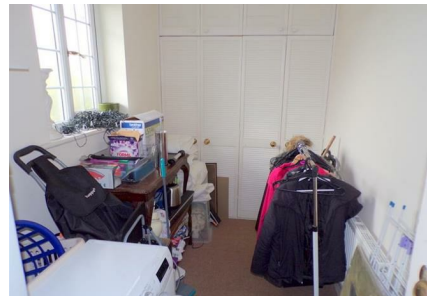
SUMMER HOUSE

13'9" x 6'8"

Log cabin, with double glazing, power and lighting, ideal home office or a wonderful place to relax and enjoy the garden.

OUTSIDE SPACE

The front is laid to block paving, small garden to the front with small brick wall, mature shrubs and flower beds. shared driveway to the side offering access to the garage and the rear garden. The rear garden has a sunny and private aspect with a lawned area, flower beds, boarded with 6ft fencing, patio seating area, side gate offering access to the front of the property.



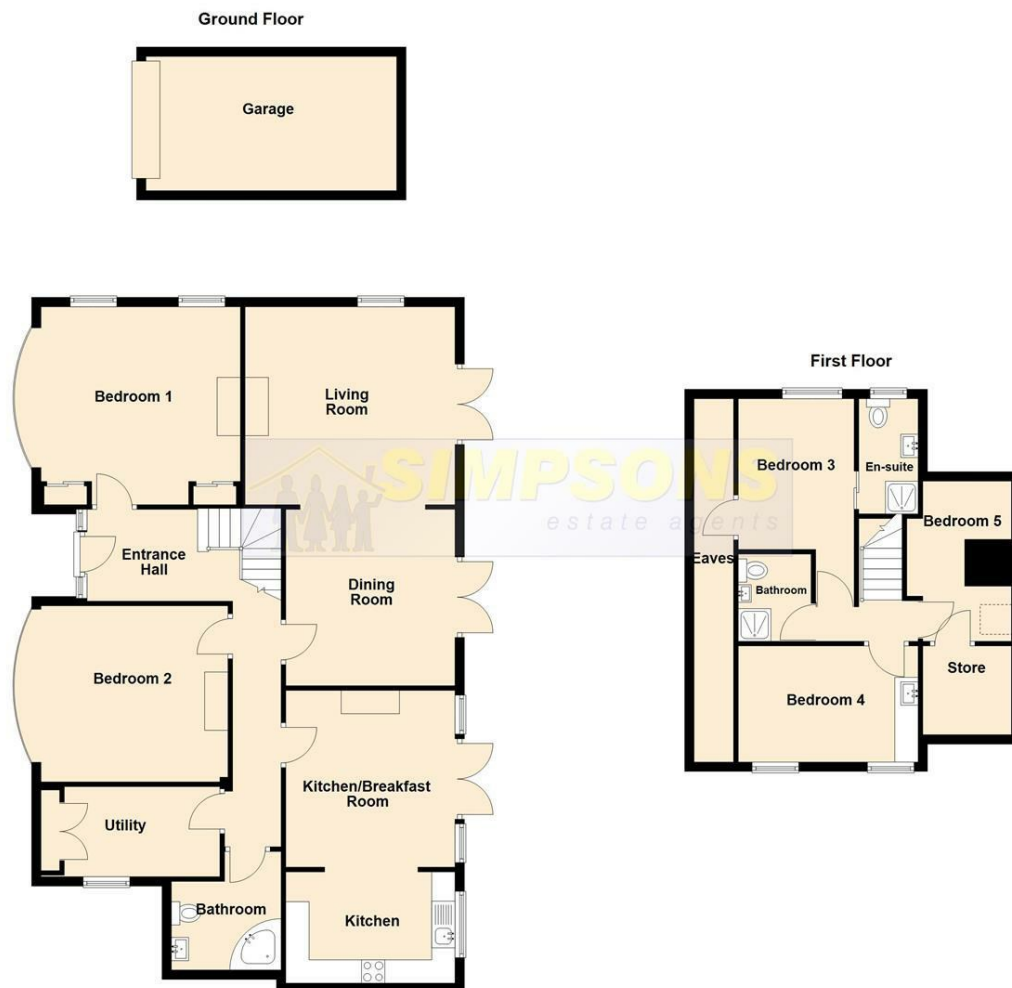
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Council Tax Band



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		G
(1-20) G		
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.

