



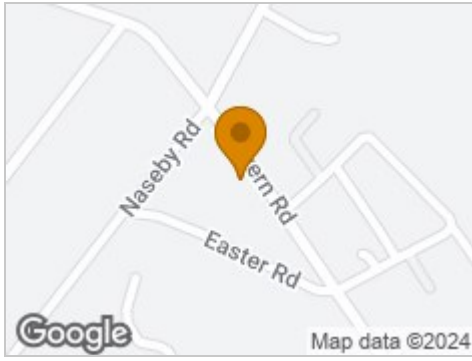
## 131 Malvern Road

Winton, Bournemouth, BH9 3BP

Price Guide £415,000



## Road Map



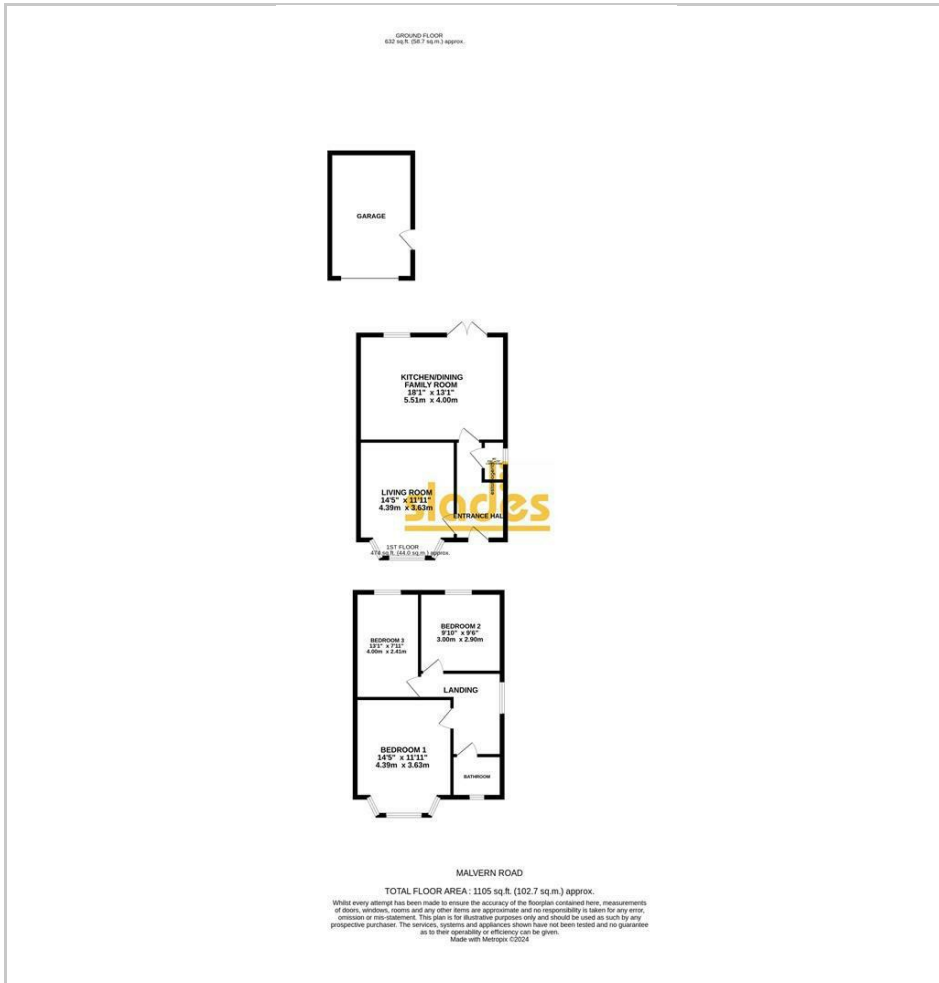
## Hybrid Map



## Terrain Map



## Floor Plan



- WELL PRESENTED FAMILY HOME
- MODERN OPEN PLAN KITCHEN/ FAMILY ROOM
- LIVING ROOM
- GF CLOAKROOM
- 3 DOUBLE BEDROOMS
- BATHROOM
- OFF ROAD PARKING
- GARAGE
- SOUTH FACING GARDEN
- SOUGHT AFTER LOCATION

## Viewing

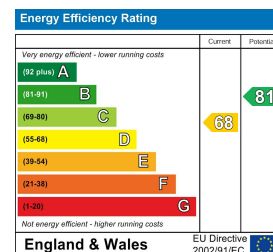
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## Energy Efficiency Graph



**\*\* PRICE GUIDE £415,000 - £425,000 \*\* A beautifully presented 3 DOUBLE BEDROOM detached family home recently modernised with private SOUTH FACING GARDEN and LARGE GARAGE/WORKSHOP.**



The accommodation with approximate room sizes comprises of a feature canopied entrance porch, uPVC door with glazed side screens leading to the ENTRANCE HALL with coved ceiling and pendant light. Decorative radiator with thermostatic valve, and useful under stairs storage cupboard. Doors to

#### CLOAKROOM

with ceiling light, frosted glazed window to the side elevation and half tiled walls. Modern white suite comprising of a close couple WC and wall hung wash hand basin. Ceramic tiled floor.

#### LIVING ROOM

14'4" x 11'10" (4.39 x 3.63)

with moulded ceiling cornice and central pendant light, two further wall lights. Decorative fireplace surround with stone hearth and open grate. Radiator within decorative housing in chimney recess and uPVC double glazed bay window to the front elevation.

#### OPEN PLAN KITCHEN / DINER/ FAMILY ROOM

18'0" x 13'1" (5.51 x 4)

with moulded ceiling cornice and inset spotlights. Decorative vertical radiators with thermostatic valves. A recently installed range of matching wall and base level kitchen cabinets with stone work surfaces and inset porcelain 1 ¼ bowl single drainer sink unit with chrome mixer tap over. Four ring induction hob with built in extractor hood and eye level double electric oven. Full height integrated fridge freezer, integrated dishwasher and washing machine. uPVC double glazed casement doors onto the rear South facing garden and patio and further window.

Stairs from the entrance hall lead to the bright and spacious first floor landing with coved ceiling, light fitting and uPVC double glazed window to the side elevation. Access to loft space. Doors to

#### BEDROOM ONE

14'4" x 11'10" (4.39 x 3.63)

having coved ceiling and pendant light, radiator and uPVC double glazed bay window to the front elevation.

#### BEDROOM 2

9'10" x 9'6" (3 x 2.90)

having a coved ceiling with central pendant light, radiator with thermostatic valve and uPVC double glazed window to the rear elevation.

#### BEDROOM 3

13'1" x 7'10" (4 x 2.41)

having a coved ceiling with central pendant light, radiator with thermostatic valve and uPVC double glazed window to the rear elevation.

#### BATHROOM

with coved ceiling and inset spotlights, fully tiled walls with feature dado style tile and decorative inserts. Radiator and frosted glazed uPVC window to the front elevation. White suite comprising of a panel enclosed bath with mixer tap and hand grips and shower attachment over. Close couple WC with dual central flush and pedestal wash hand basin. Ceramic tiled floor.

#### OUTSIDE

OFF ROAD PARKING is provided on the forecourt which is enclosed behind a low level brick wall. The REAR

GARDEN has a sunny SOUTHERLY ASPECT and there is a patio area immediatly abutting the rear of the property which can be access directly from the KITCHENG/ FAMILY ROOM. There is a good sized lawned area together with a LARGE DETACHED GARAGE/ WORKSHOP with an up and over door and side access.

