



49 Strathmore Road

Muscliffe, Bournemouth, BH9 3NT

Price Guide £500,000



Road Map



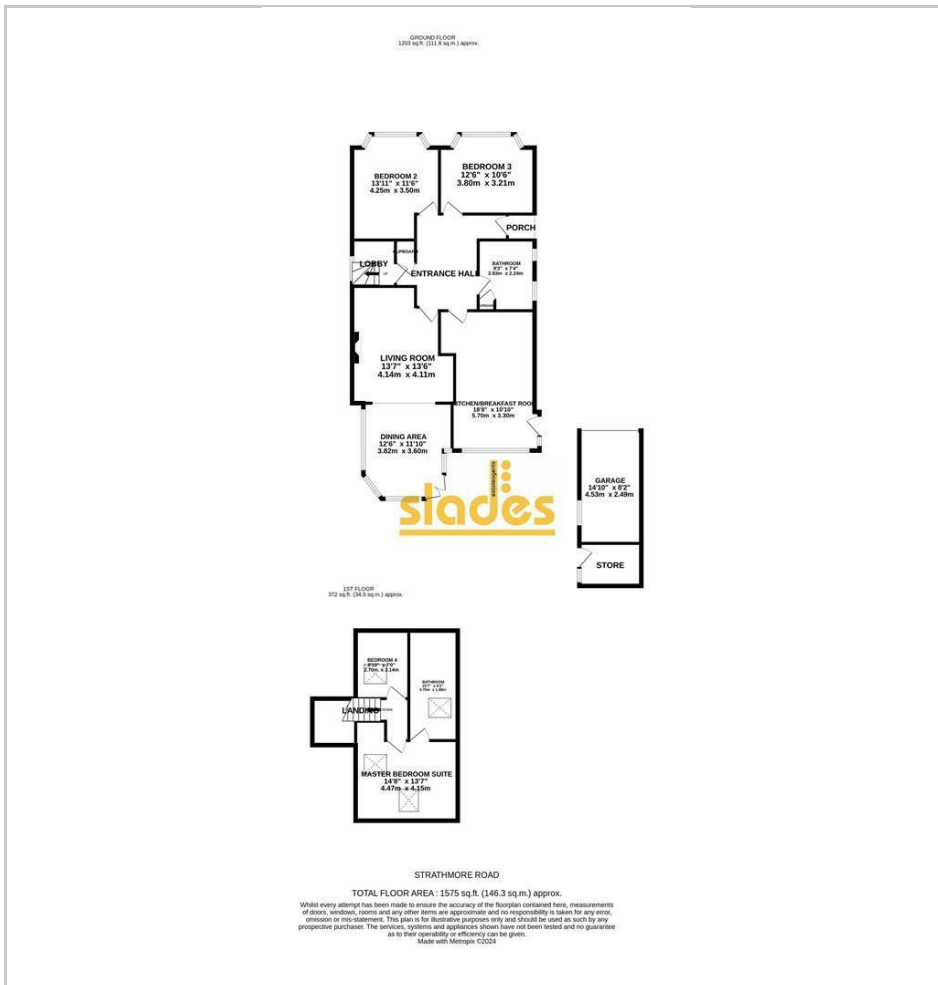
Hybrid Map



Terrain Map



Floor Plan



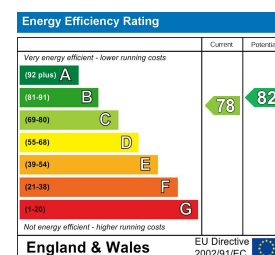
- DETACHED FREEHOLD CHALET BUNGALOW
- BRIGHT & SPACIOUS ACCOMODATION
- 4 GOOD SIZED BEDROOMS
- LARGE KITCHEN/ BREAKFAST ROOM
- LIVING AND DINING/ CONSERVATORY ROOM
- FAMILY BATHROOM & LARGE EN SUITE BATHROOM
- PRIVATE SOUTH FACING GARDEN
- DETACHED GARAGE & STORE ROOM
- SUMMER HOUSE
- VIEWING HIGHLY RECOMMENDED

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**** PRICE GUIDE £500,000 - £525,000 ** An extended 4 bedroom, 2 bathroom detached chalet bungalow with private SOUTH FACING GARDEN within Epiphany & Muscliffe school catchment.**



The accommodation with approximate room sizes comprises of a recessed entrance porch with frosted glazed uPVC door leading to the RECEPTION HALL with coved ceiling, pendant light, smoke alarm and radiator within decorative housing. Doors to

LIVING ROOM

16'0" x 13'6" (4.9 x 4.14)

with deep moulded ceiling cornice and central pendant light, smoke alarm, two convection radiators with thermostatic valves and decorative polished stone fireplace surrounded with matching hearth and open grate. Archway through to

DINING AREA

12'6" x 11'9" (3.82 x 3.6)

with inset spotlights, wall lights and surround uPVC double glazed windows with casement doors leading onto the rear patio and garden beyond.

KITCHEN

18'8" x 10'9" (5.7 x 3.3)

with inset spotlights, coved ceiling and fully tiled walls. Extensive range of solid wood matching wall and base level cabinets with rolled edge working surfaces incorporating a four burner gas hob with integrated extractor hood over. Ceramic single drainer sink unit with chrome mixer tap. Additional glazed display cabinets and useful basket draws. Integrated dishwasher and integrated washing machine with further utility spaces and built in eye level double electric oven and combination microwave oven. Space for freestanding full height fridge freezer and ceramic tiled floor. Convection radiator and large uPVC double glazed window overlooking the rear garden with fully glazed uPVC trades door to the side elevation.

BEDROOM TWO

13'11" x 11'5" (4.25 x 3.5)

having decoratively coved ceiling with pendant light, smoke alarm, convection radiator with thermostatic valve and a range of built in sliding mirrored doored wardrobes and leaded glazed uPVC bay window to the front elevation.

BEDROOM THREE

12'5" x 10'5" (3.8 x 3.2)

with coved ceiling and pendant light, smoke alarm, convection radiator with thermostatic valve and a range of built in sliding mirrored doored wardrobes and leaded glazed bay window to the front elevation.

BATHROOM

9'3" x 7'4" (2.83 x 2.24)

being of a generous size with coved ceiling and inset spotlights, extractor unit and fully tiled walls. Modern white suite comprising of a panel enclosed bath with chrome Victorian style mixer taps and shower attachment over. Close couple WC and large walk in shower cubicle with fully glazed surround and modern shower system including body jets. Pedestal wash hand basin with chrome integrated taps. Two frosted glazed uPVC windows to the side elevation. Ceramic tiled floor and useful built in full height linen cupboard providing ample storage space.

From the reception hall there is an arched recess with a further useful storage cupboard and staircase to the first floor with frosted glazed uPVC window leading to the first floor landing with access to loft space and inset recessed light fitting and smoke alarm. Doors to

MASTER BEDROOM SUITE

14'7" x 13'7" (4.47 x 4.15)

with two 'Velux' style windows, convection radiator and extensive range of built in sliding mirrored doored wardrobes and further eaves storage space. Door to

ENSUITE BATHROOM

15'7" x 8'1" (4.75 x 2.47)

being of a generous size with inset spotlights, Velux style window and fully tiled walls and chrome heated towel rail. Modern suite comprising of a panel enclosed bath with chrome hand grips and mixer taps with shower attachment over and further wall integrated shower system. Close couple WC with dual central flush. Bidet with monoblock tap and modern built in extra wide vanity style sink unit with useful storage cupboards beneath and bridging unit over with further shelving, inset lighting and mirror. Ceramic tiled floor.

BEDROOM FOUR

8'10" x 7'0" (2.7 x 2.14)

with inset spotlights, Velux style window, convection radiator with thermostatic valve and access to further eaves storage space.

OUTSIDE

Ample OFF ROAD PARKING for numerous vehicles is provided on the hard standing front drive area with a slightly raised ornamental garden with artificial grass and well stocked flower and shrub borders. The driveway continues alongside the property through a pair of timber screening gates alongside the property to the DETACHED GARAGE MEASURING APPROXIMATELY 4.5M X 2.47M with up and over door and window to the side. Added on to the rear of the garage there is a further STORAGE ROOM with uPVC door and window, power and lighting.

To the far end of the garden there is a large SUMMERHOUSE/ HOBBIES ROOM/ HOME OFFICE room again with power and lighting provided.

The rear garden is a particular feature of the property arranged on two levels. Immediately abutting the property and accessed from the conservatory / dining area there is a sunken patio area with steps leading up to the main garden area which is predominately laid to artificial grass with raised well stocked flower and shrub borders.

