



## 3 Craigmoor Close

Queens Park, Bournemouth, BH8 9LU

Price Guide £600,000





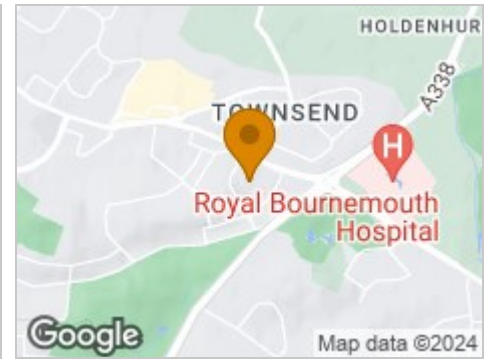
## Road Map



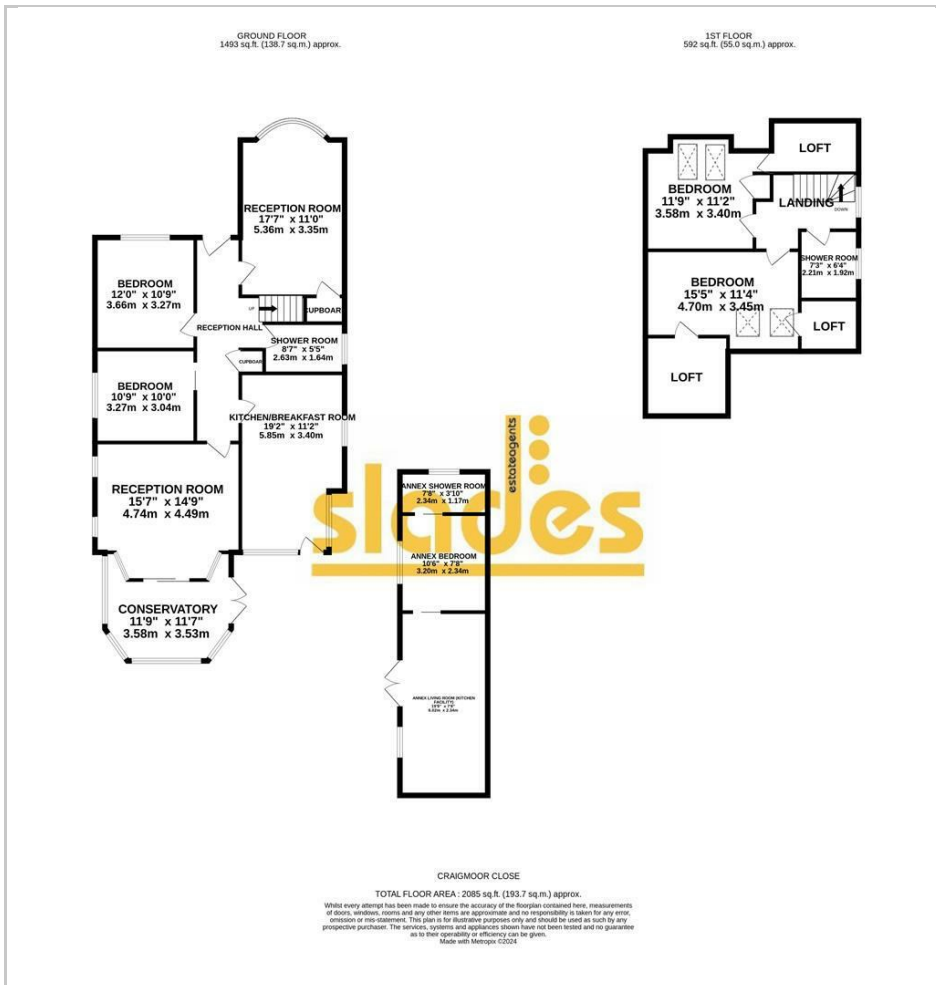
## Hybrid Map



## Terrain Map



## Floor Plan



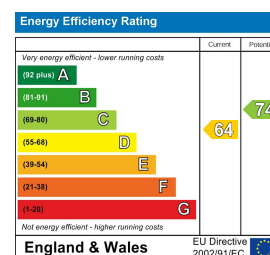
- Impressive Detached Chalet Bungalow
- Self Contained Annex (income, Airbnb)
- Quiet Cul De Sac Location
- Close Castle Point Shopping Centre
- Modernised Accomodation
- 4 Bedrooms
- 2 Luxury Shower Rooms
- Fully Equipped Kitchen
- Conservatory
- Landscaped Gardens

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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**\*\* PRICE GUIDE £600,000 - £625,000 \*\* A beautifully presented 4 double bedroom (plus annex) detached CHALET STYLE BUNGALOW situated within a quiet CUL DE SAC location on the edge of QUEENS PARK whilst still being close to all local amenities.**



The accommodation with approximate room sizes comprises of a feature stained and leaded glazed uPVC entrance door leading to the SPACIOUS RECEPTION HALL with coved ceiling and pendant lighting, smoke alarm, wall thermostat for central heating, convection radiator with thermostatic valve and low level cabinet housing the electricity meter and modern consumer unit. Useful cloaks cupboard with shelving and airing space. Original Parquet block flooring throughout the ground floor rooms. Doors to

#### DINING/ FAMILY ROOM

15'7 x 14'9 (4.75m x 4.50m)

having naturally coved ceiling to picture rail and central light fitting. Decorative panelled wall area, convection radiator with thermostatic valve and two Georgian style glazed uPVC windows to the side elevation with aluminium double glazed bay window with central fully glazed sliding patio doors leading through to

#### CONSERVATORY

11'9 x 11'7 (3.58m x 3.53m)

with Victorian style roof and pendant light, surround uPVC glazing and laminate wooden flooring and uPVC casement door to the side patio and garden beyond.

#### KITCHEN / BREAKFAST ROOM

19'22 x 11'25 (5.79m x 3.35m)

having a coved ceiling and inset spotlights together with a feature glazed ceiling area. Convection radiator with thermostatic valve. Ceramic tiled floor and an extensive range of modern high gloss finished matching wall and base level cabinets with square edge wood block working surfaces and tiled splashbacks incorporating a 1 ¼ bowl polycarbonate sink unit with feature tap over and six burner Neff gas hob with built in decorative chimney style extractor hood over. Built in eye level 'Neff' electric combination oven and plate warmer. Integrated full height fridge and further integrated full height freezer unit. Integrated washer dryer and integrated dishwasher. Pull out larder style cabinets. Plinth heaters and uPVC double glazed windows to the side and rear elevations with further half glazed uPVC trades door leading to the garden area.

#### LIVING ROOM

17'75 x 11' (5.18m x 3.35m)

having a naturally coved ceiling with inset spotlights to picture rail, convection radiator with thermostatic valve. uPVC double glazed windows to the side elevation and feature rounded bay window overlooking the front elevation. Door to a recessed under stairs storage cupboard.

#### BEDROOM ONE

12' x 10'97 (3.66m x 3.05m)

having naturally coved ceiling with central pendant light, picture rail, radiator with thermostatic valve and uPVC double glazed window to the front elevation.

#### BEDROOM TWO

10'97 x 10' (3.05m x 3.05m)

having a naturally coved ceiling and central light fitting, picture rail, radiator with thermostatic valve and uPVC double glazed window to the side elevation.

#### GROUND FLOOR SHOWER ROOM

8'77 x 5'03 (2.44m x 1.60m)

being of a generous size with inset spotlights, extractor unit and modern fully tiled walls, convection radiator with thermostatic valve and frosted glazed uPVC window to the side elevation. Chrome heated towel rail. A modern suite comprising of a close couple WC with dual central flush, modern shaped wall hung vanity style sink unit with chrome waterfall tap. Large walk-in shower cubicle with glazed surround, retracting screen and wall mounted thermostatically controlled shower valve. Ceramic tiled floor.

A staircase from the reception hall leads to the FIRST FLOOR LANDING with inset spotlights and frosted glazed uPVC window to the side elevation. Doors to

#### BEDROOM THREE

15'5 x 11'43 max (4.70m x 3.35m max)

having inset spotlights, convection radiator with thermostatic valve and two Velux style windows to the side elevation. Extensive boarded eaves / loft storage areas.



## BEDROOM FOUR

11'9 x 11'2 max (3.58m x 3.40m max)

having inset spotlights, convection radiator with thermostatic valve and two Velux style windows to the front elevation. Extensive boarded eaves / loft storage area also housing the gas central heating boiler and cold-water storage tank. Full height recessed wardrobe/ cupboard.

## OUTSIDE

AT THE FRONT of the property there is a large driveway area providing EXTENSIVE OFF ROAD PARKING for numerous vehicles together with well stocked and raised flower and shrub borders. The driveway continues alongside the property through a pair of wrought iron gates to the rear.

REAR GARDEN Immediately abutting the rear of the property there is a good-sized patio area. The rear garden has been extensively landscaped to include patios, decking area with inset lighting, an artificial lawned area and decorative stoned areas. together with a water feature. The rear garden enjoys a sunny SOUTHERLY ASPECT and is fully enclosed by a mixture of panel and close board fencing and enjoys an extensive measure of privacy on all boundaries. There are two timber garden sheds and further storage areas.

## DETACHED 1 BEDROOM ANNEX

accessed by a pair of fully glazed uPVC casement doors into the

## LOUNGE / KITCHEN AREA

19'97 x 7'79 (5.79m x 2.13m)

with inset spotlights, two convection radiators with thermostatic valves and further uPVC double glazed window overlooking the garden. (there is currently no kitchen fitted however the plumbing and services are live and concealed) Pocket style door to

## BEDROOM AREA

10'65 x 7'79 (3.05m x 2.13m)

having inset spotlights, smoke alarm, convection radiator with thermostatic valve and uPVC double glazed window to the side elevation. Further pocket style door to

## SHOWER ROOM (WETROOM)

with inset spotlights, frosted glazed uPVC window, convection radiator with thermostatic valve and fully tiled walls. Chrome heated towel rail. A modern suite comprising of a close couple WC with dual central flush, wall hung hand wash basin with chrome monoblock tap and walk in wet room style shower area with fully tiled surround and wall mounted 'Mira Advance' electric shower. Wall cabinet housing the 'Glowworm' gas central heating boiler which only services the annex area.

