



10 St. Lukes Road
, Bournemouth, BH3 7LT

Price Guide £825,000



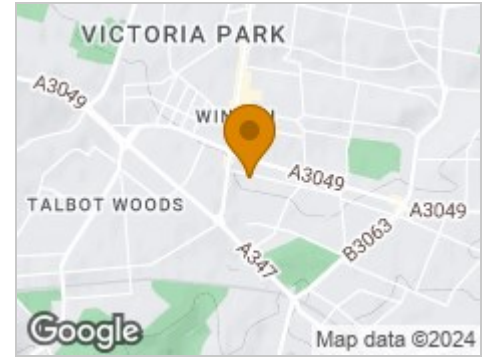
Road Map



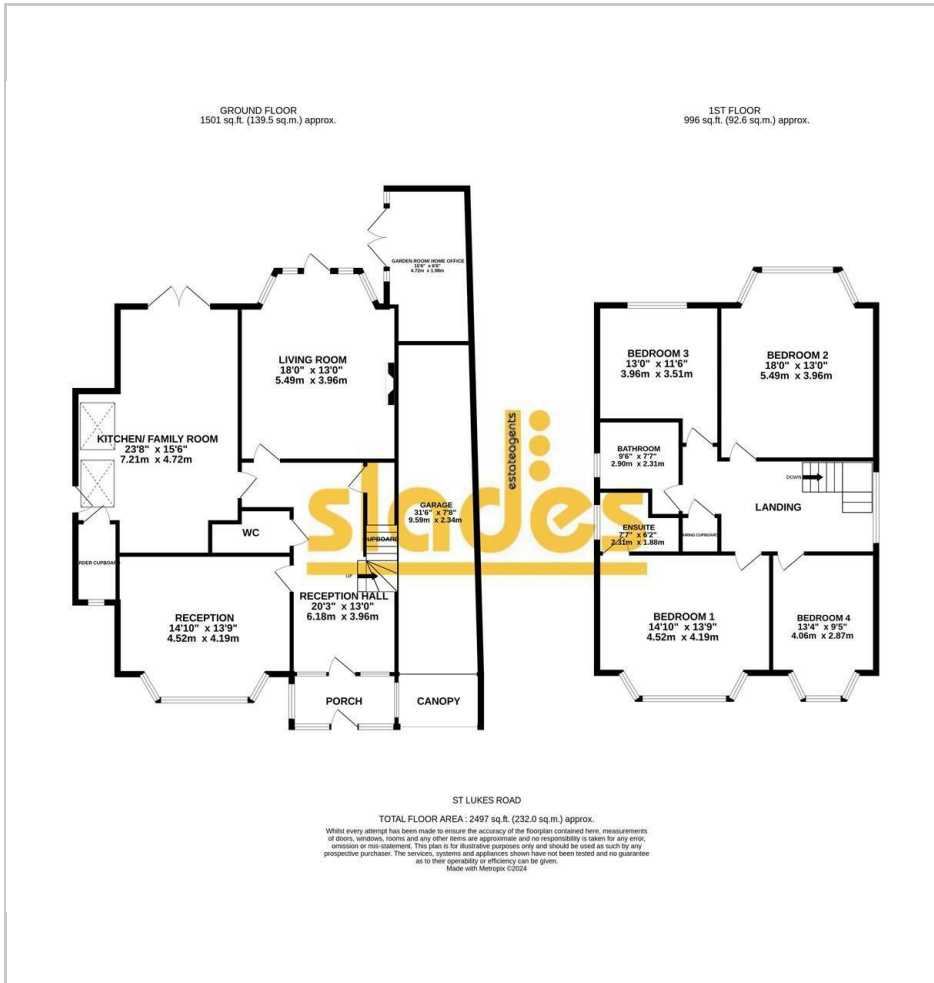
Hybrid Map



Terrain Map



Floor Plan



- SPACIOUS & WELL PRESENTED GATED FAMILY HOME
- LANDSCAPED SOUTH FACING GARDEN
- 4 DOUBLE BEDROOMS (MASTER EN SUITE)
- 3 RECEPTION ROOMS
- 2 BATHROOMS
- LARGE RECEPTION HALL
- HOME OFFICE/ GYM
- 31FT GARAGE
- NO CHAIN

Viewing

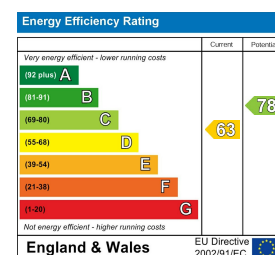
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Energy Efficiency Graph



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**** PRICE GUIDE £825,000 - £850,000 ** A BRIGHT AND SPACIOUS 4 DOUBLE BEDROOM SOUTH FACING FAMILY HOME WITHIN SECURE GATED ENVIRONMENT. NO CHAIN!!**

The accommodation with approximate room sizes comprises of the original fully glazed ENTRANCE PORCH with feature floor tiling and further original stained and leaded glazed door with matching stained and leaded side panels to

RECEPTION HALL

20'3 x 13' (6.17m x 3.96m)

with pendant light, deep moulded ceiling cornice and picture rail, smoke alarm, wall thermostat for central heating, convection radiator, deep understairs storage cupboard and 'Karndean' flooring throughout the reception hall continuing into the kitchen / living space.

KITCHEN/ DINER

23'8 x 15'6 (7.21m x 4.72m)

a mixture of LED spotlights and pendant light. Extensive range of modern matching wall and base level cabinets with polished stone and woodblock working surfaces incorporating a 1 ¼ bowl single drainer polycarbonate sink with feature pull out monoblock tap and five burner Neff 'gas on glass' hob with chimney style extractor hood over. Two built in eye level 'Neff' electric fan assisted ovens and further eye level 'Neff' combination oven / microwave. Tall larder style cupboards and numerous pull out pan style draws. Integrated dishwasher and half glazed uPVC trades door to the side. DINING/ FAMILY AREA with convection radiator, further vertical radiator and fully glazed uPVC casement doors leading to the patio and garden beyond. UTILITY CUPBOARD having extensive wall shelving, space and plumbing for washing machine and tumble dryer. Wall hung 'Potterton' gas central heating boiler with adjacent controls and frosted glazed uPVC window to the front elevation.

LIVING ROOM

18' x 13' (5.49m x 3.96m)

with deep moulded ceiling cornice and central light fitting,

convection radiator with thermostatic valve, polished stone fireplace surround with matching hearth and inset dual fuel log burner. uPVC double glazed bay window overlooking the rear garden with central door leading onto the patio. Karndean flooring.

RECEPTION ROOM

14'10 x 13'9 (4.52m x 4.19m)

with deep moulded ceiling cornice and central light fitting, convection radiator with thermostatic valve and uPVC double glazed bay window to the front elevation. Open recessed fireplace with open chimney.

FIRST FLOOR

Galleried style staircase to the three quarter landing with original feature stained and leaded glazed picture window to the side elevation and further doors to first floor landing with moulded ceiling cornice to picture rail and light fitting. Convection radiator with thermostatic valve and large AIRING CUPBOARD housing the high pressure hot water cylinder and further storage space.

MASTER BEDROOM

14'10 x 13'9 (4.52m x 4.19m)

with moulded ceiling cornice and pendant light, convection radiator with thermostatic valve, uPVC double glazed bay window to the front elevation and an extensive range of floor to ceiling built in modern wardrobes, bedside tables and dressing table. Adjoining door to

EN SUITE SHOWER ROOM

with LED spotlights, fully tiled walls with decorative insert and frosted glazed uPVC window to the side elevation. Modern suite comprising of a large walk in shower enclosure with thermostatically controlled shower valve and fitted sink and toilet unit. 'Sottini' fittings and enclosed cistern WC. Wall hung medicine cabinet, tiled floor. Heated towel rail.

BEDROOM TWO

18' x 13 (5.49m x 3.96m)

with moulded ceiling cornice and central light fitting. Convection radiator with thermostatic valve and uPVC double glazed bay window overlooking the rear garden. Extensive range of built in bedroom furniture including floor to ceiling wardrobes, bedside tables and large dressing table unit.

BEDROOM THREE

with central light fitting, convection radiator with thermostatic valve and a feature 'O'riel style uPVC double glazed bay window to the front elevation.

BEDROOM FOUR

13'4 x 9'5 (4.06m x 2.87m)

with central light fitting, convection radiator with thermostatic valve and uPVC double glazed window to the rear elevation. Range of built in floor to ceiling wardrobes with adjacent dressing table and bedside tables.

FAMILY BATHROOM

13'4 9'5 (4.06m 2.87m)

having inset LED spotlights, fully tiled contrasting walls and frosted glazed uPVC window to the side elevation. Modern suite comprising of a 'Villeroy & Boch' suite with enclosed spa bath area and glazed shower screen with thermostatically controlled shower valve. Semi pedestal wash

hand basin and enclosed cistern WC. Additional wall lighting and ceramic tiled floor.

GARDEN ROOM/ HOME OFFICE/ GYM

15'8 x 6'6 (4.78m x 1.98m)

Accessed from either the patio area or directly from the garage this room is some additional useful accommodation that could suit many purposes,

OUTSIDE

The property benefits from CARRIAGE STYLE DRIVEWAY with electronically operated gates providing access to the hardstanding forecourt providing AMPLE OFF ROAD PARKING for numerous vehicles. There is an ATTACHED GARAGE which leads front to rear with an electronically operated door and GARDEN ROOM/ HOME OFFICE to the rear with further patio doors leading onto the patio. The rear garden is a particular feature of the property being SOUTH FACING. A large ceramic tiled PATIO area abuts the rear of the property. The remainder of the garden is laid to lawn with established flower and shrub borders. A timber deck area to the rear currently housing a hot tub (not included) and large garden shed/storeroom.

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