



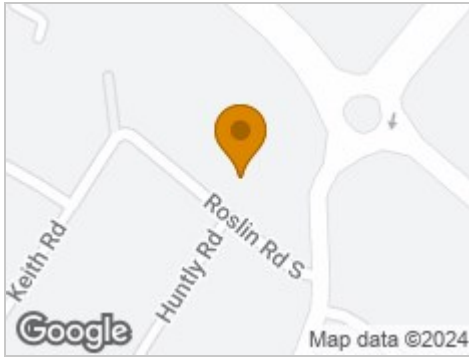
38 Roslin Road South

Talbot Woods, Bournemouth, BH3 7EG

Price Guide £1,350,000



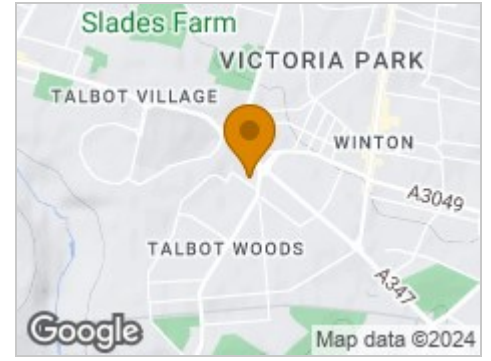
Road Map



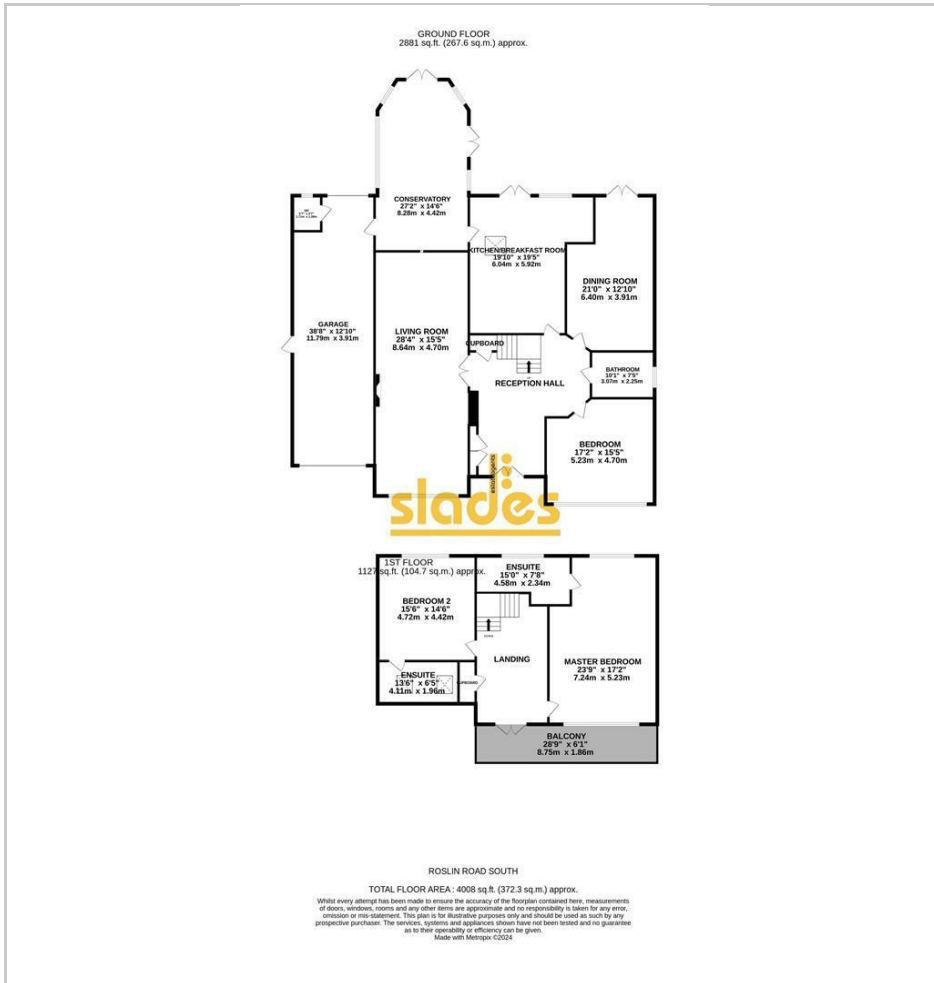
Hybrid Map



Terrain Map



Floor Plan



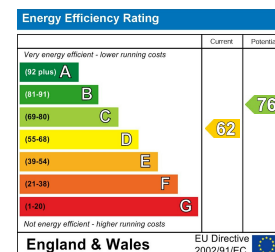
- SUBSTANTIAL VILLA STYLE PROPERTY
- EXCLUSIVE BH3 LOCATION
- BRIGHT, SPACIOUS AND WELL APPORTIONED ACCOMODATION
- 28ft LIVING ROOM
- 19ft KITCHEN/ BREAKFAST ROOM
- 27ft CONSERVATORY
- GROUND FLOOR BEDROOM & BATHROOM
- 24ft MASTER BEDROOM SUITE
- 4 PIECE BATHROOM
- PRIVATE SUNNY GARDEN & LARGE TERRACE

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



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301 Wimborne Road, Bournemouth, BH9 2AA
Tel: 01202548855 Email: info@sladesproperty.co.uk <https://www.sladesproperty.co.uk>

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A DECEPTIVELY SPACIOUS DETACHED VILLA STYLE RESIDENCE BOASTING EXCELLENT ACCOMODATION OVER TWO FLOORS

The accommodation with approximate room sizes comprises of a feature recessed ENTRANCE VESTIBULE uPVC double glazed casement doors and leaded glazed panels leading to the RECEPTION HALL with moulded ceiling cornice and inset lights. Convection radiator, useful under stairs storage cupboard. Feature stainless steel and glazed balustrade to GALLERIED STAIRCASE and useful recessed cloaks hanging cupboard with glazed doors providing storage and hanging space. Doors to

LIVING ROOM

28'4 x 15'5 (8.64m x 4.70m)

being of a very generous size with moulded ceiling cornice and two pendant lights. Decorative polished stone fireplace surround with matching backplate and hearth and 'Living Flame' gas fire. Three convection radiators. Large uPVC double glazed window overlooking the front elevation and sliding patio door to the rear providing access to the conservatory.

CONSERVATORY

27'2 x 14'6 (8.28m x 4.42m)

being a particular feature of this property having a self cleaning fully glazed Victorian style roof, surround uPVC double glazed windows and two sets of fully glazed casement doors. Two convection radiators, ceramic tiled floor throughout and adjoining doors to both garage and the kitchen / breakfast room.

KITCHEN / BREAKFAST ROOM

19'10 x 19'5 overall (6.05m x 5.92m overall)

with moulded ceiling cornice and inset LED spotlights. 'Velux' style window and further uPVC double glazed window and fully glazed casements doors leading onto the rear patio and garden beyond. Extensive range of matching wall and base level cupboards with polished stone working surfaces and inset angular (90 degree) stainless steel dual bowl and single drainer sink with drainer board and centrally located monoblock tap. Four burner gas hob with integrated extractor hood over and built in eye level electric oven. Space for dishwasher. Extended breakfast bar area and further matching dresser unit with matching polished stone working surfaces and glazed display cupboard over. UTILITY AREA with further sunken circular bowl within polished stone working surfaces and worktop mounted monoblock tap. Further cupboards and space for washing machine with concealed airing cupboard and boiler housing alongside.

DINING ROOM

21' x 12'10 (6.40m x 3.91m)

having a deep moulded ceiling cornice and a mixture of pendant and spotlighting. Convection radiator and fully glazed uPVC casement doors onto the rear patio and garden beyond.

GROUND FLOOR BEDROOM

17'2 x 15'5 (5.23m x 4.70m)

with moulded ceiling cornice and central light fitting, convection radiator and extensive range of built in bedroom furniture / office space and large uPVC double glazed window to the front elevation.

GROUND FLOOR BATHROOM

10'1 x 7'5 (3.07m x 2.26m)

with deep moulded ceiling cornice and light fitting. Fully tiled walls with feature dado and picture rail tiles. Extractor unit. Two chrome heated towel rails. 'Wet room' style floor providing a large walk in shower area with dual shower heads, close couple WC with dual central flush and large modern vanity style sink unit with centrally located chrome monoblock tap and useful storage cupboards beneath. Frosted glazed uPVC window to the side elevation and large recessed wall mirror

An impressive galleried style staircase leads to the SPACIOUS FIRST FLOOR LANDING with moulded ceiling cornice and a mixture of inset spotlights and pendant lighting. uPVC double glazed casement doors leading onto FRONTAL BALCONY running along the front elevation of the property. Doors to

BEDROOM ONE

23'9 x 17'2 (7.24m x 5.23m)

with moulded ceiling cornice, two convection radiators and dual aspect uPVC double glazed windows to both the front and rear elevations. Extensive range of built in bedroom furniture including wardrobes, dressing table and bedside tables, built in head rest and adjoining door to

ENSUITE BATHROOM

15' x 7'8 (4.57m x 2.34m)

with moulded ceiling cornice and inset spotlights, frosted glazed uPVC window to the rear elevation and heated towel rail. Modern four piece bathroom suite comprising of an inset bath unit with wall mounted mixer valve, concealed cistern WC and 'his and hers' vanity style sink

unit with monoblock mixer taps and useful storage cupboards beneath. Large walk in shower enclosure with thermostatically controlled valve. Ceramic tiled floor. Access to useful eaves storage space.

BEDROOM TWO

15'6 x 14'6 (4.72m x 4.42m)

with moulded ceiling cornice, inset spotlights, convection radiator and uPVC double glazed window overlooking the rear garden. Extensive range of built in bedroom furniture including many wardrobes, dressing table unit and bedside tables with further cupboards and bridging unit over the bed area. Adjoining door to

EN SUITE BATHROOM

13'6 x 6'5 (4.11m x 1.96m)

having a modern four piece suite comprising of a enclosed bath with chrome monoblock tap and shower attachment over. Pedestal wash hand basin with monoblock tap and close couple WC with dual central flush. Large walk in shower enclosure with thermostatically controlled shower valve. Ceramic tiled floor, chrome heated towel rail. Two 'Velux' style windows and feature tiled walls with decorative inserts. Door to eaves storage space.

OUTSIDE

The property is fully secured behind a decorative brick wall with wrought iron railings over and electronically operated double wrought iron gates provide access across the fully paved forecourt providing PARKING FOR MANY VEHICLES together with access to the

ATTACHED THREE CARE GARAGE

38'8 x 12'10 (11.79m x 3.91m)

with electronically operated up and over doors at both the front and rear ends. Within the garage area there is a further trades door to the side and a WC for the gardener.

REAR GARDEN

The rear garden is a particular feature of the property. Immediately abutting the rear of the property there is a extensive patio area which can be accessed from the kitchen / breakfast room, Dining room and also the conservatory. There are steps down to the lawned garden area with extensive flower and shrub borders, large timber shed and there is a concealed gate leading on to Talbot Avenue.



