



67 Edgehill Road
Winton, Bournemouth, BH9 2PF

Asking Price £460,000

3 2 1 D



Road Map



Hybrid Map



Terrain Map



Floor Plan



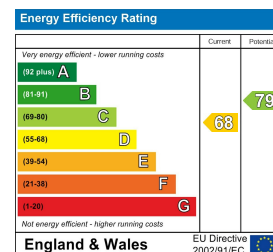
- BEAUTIFULLY PRESENTED FAMILY HOME
- STUNNING OPEN PLAN KITCHEN FAMILY ROOM
- LIVING ROOM
- GF WC
- 3 DOUBLE BEDROOMS
- LUXURY FAMILY BATHROOM
- PRIVATE SUNNY GARDEN
- AMPLE OFF ROAD PARKING
- VIEWING HIGHLY RECOMMENDED
- VENDOR SUITED

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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**** VENDORS SUITED ** A very well presented 3 bedroom, 2 bathroom detached family home close to Victoria Park.**



The accommodation with approximate room sizes comprises of a feature canopied entrance porch with inset spotlights and composite uPVC front door and matching side screen leading to the ENTRANCE HALL with inset spotlights, smoke alarm, radiator with thermostatic valve, useful understairs storage cupboard and additional full height CLOAKS CUPBOARD, low level cabinet housing the electricity meter and consumer unit. Karndean style flooring and doors to

CLOAKROOM

with automatic lighting, frosted glazed uPVC window to the side elevation, extractor unit and modern suite comprising of an enclosed cistern WC and a modern corner vanity style sink unit with monoblock tap and tiled splashback.

LIVING ROOM

14'3 x 11'8 (4.34m x 3.56m)

with central light fitting, picture rail, convection radiator with thermostatic valve and decorative fireplace surround with polished stone hearth. uPVC double glazed bay window to the front elevation.

OPEN PLAN KITCHEN / DINER

18'10 x 11'5 (5.74m x 3.48m)

having inset spotlights and sound integration system. uPVC double glazed casement doors and window overlooking the rear garden and recently installed modern range of 'Shaker' style kitchen units comprising of matching wall and base level cabinets with polished stone working surfaces and under hung 1 ¼ bowl stainless steel sink with worktop mounted chrome monoblock tap. Integrated drainer system.

Fitted hob with stainless steel chimney style extractor hood over, integrated dishwasher and pull out bin drawer. Eye level built in oven and combination microwave oven and tall larder style cabinets. Extended breakfast bar. Continuous flooring from hallway. vertical radiator with thermostatic valve and door to

UTILITY / LAUNDRY CUPBOARD

with space for washing machine and tumble dryer. Automatic lighting and extensive wall shelving.

A staircase leads to the BRIGHT AND SPACIOUS FIRST FLOOR LANDING with inset spotlights, access to loft space and smoke alarm. Frosted glazed uPVC window to the side elevation. Doors to

MASTER BEDROOM

14'2 x 11'8 (4.32m x 3.56m)

with coved ceiling and central light fitting, convection radiator with thermostatic valve and uPVC double glazed bay window to the front elevation.

ENSUITE SHOWER ROOM

having inset spotlights, fully tiled walls and modern suite comprising of a close couple WC with dual central flush, pedestal wash hand basin with chrome monoblock tap and large walk in shower enclosure with a thermostatically controlled dual head shower system and fixed glazed shower screen. Ceramic tiled floor. Heated towel rail.

BEDROOM TWO

11'7 x 9'10 (3.53m x 3.00m)

with central light fitting, convection radiator with thermostatic valve and uPVC double glazed window overlooking the rear garden.

BEDROOM THREE

11'5 x 8'5 (3.48m x 2.57m)

coved ceiling with central light fitting, convection radiator with thermostatic valve and uPVC double glazed window overlooking the rear garden.

FAMILY BATHROOM

with inset spotlights and extractor unit. Fully tiled walls with feature dado style tile and chrome heated towel rail. Modern suite comprising of a combined shower / bath system with glazed screen, integrated thermostatically controlled dual head shower system and monoblock taps. Pedestal wash hand basin with chrome monoblock tap and close couple WC with dual central flush. Wall cabinet and frosted glazed uPVC window to the front elevation. Ceramic tiled floor.

OUTSIDE

AMPLE OFF ROAD PARKING upon the forecourt. The REAR GARDEN is a particular feature of the property enjoying a Southerly aspect. Immediately abutting the rear of the property there is a good sized decked area whilst the remainder of the garden is predominantly laid to lawn and fully enclosed by panel fencing with further patio area to the far end of the garden. Access

along the side of the property via a pair of timber gates.



