

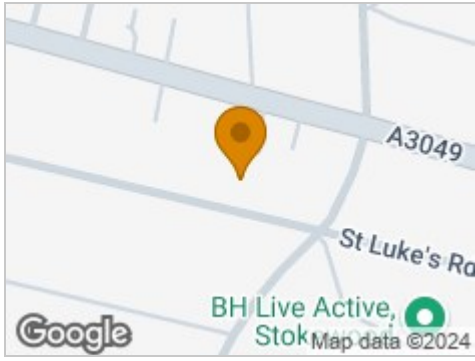


45 St. Lukes Road  
, Bournemouth, BH3 7LR

Price Guide £625,000



## Road Map



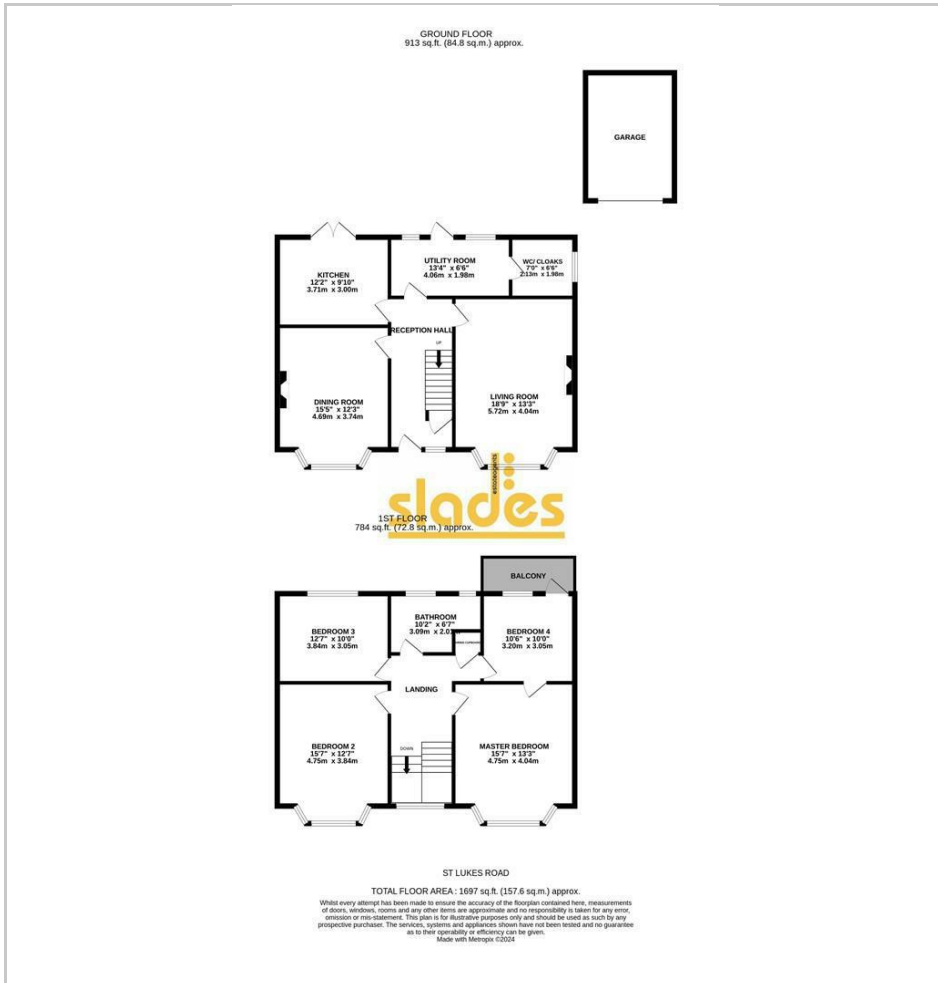
## Hybrid Map



## Terrain Map



## Floor Plan



- Well Maintained Detached Double Bay Fronted House in BH3
- Spacious Entrance Hall
- 18Ft Lounge
- Dining Room
- Kitchen with Separate Utility Room
- 4 Double Bedrooms
- Family Bathroom
- uPVC Double Glazing & GFCH
- Private Rear Garden
- Ample Off Road Parking & Detached Garage

## Viewing

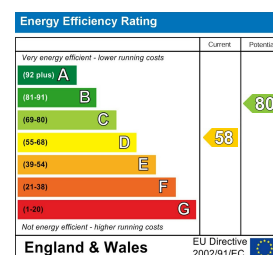
Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



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## Energy Efficiency Graph



**\*\* NO FORWARD CHAIN \*\*** An exceptionally well presented 4 **DOUBLE** bedroom detached family home in this sought after residential location within a level walk of the conveniences within Winton High Street and the renowned Meyrick Park 18 hole golf course. Viewing Highly recommended.



The accommodation with approximate room sizes comprises of a feature canopied entrance porch with a tiled step and uPVC double glazed front door with glazed inset and matching feature stained and leaded glazed side window.

#### RECEPTION HALL

having naturally coved ceilings with pendant light, picture rail, convection radiator with thermostatic valve and wood effect flooring. Useful under stairs storage cupboard, also housing the electricity meter and consumer unit. Cloaks hanging space and wall thermostat for central heating. Doors to

#### LIVING ROOM

18'9 13'3 (5.72m x 4.04m)

having naturally coved ceilings with central pendant light and picture rail, two radiators with thermostatic valves and decorative fireplace surround with polished stone backplate and similar extended hearth with inset fitted log burning stove. uPVC double glazed bay window to the front elevation and continuous wood effect flooring from the hallway.

#### DINING ROOM

15'5 x 12'3 (4.70m x 3.73m)

having a naturally coved ceiling with central pendant light and picture rail, convection radiator with thermostatic valve. Decorative wooden fireplace surround with polished stone backplate and matching hearth and open grate. uPVC double glazed bay window to the front elevation and wood effect flooring.

#### KITCHEN

12'2 x 9'10 (3.71m x 3.00m)

with modern light fitting and an extensive range of matching wall and base level kitchen cabinets with rolled edge working surfaces and tiled splashbacks incorporating a single drainer stainless steel 1 ¼ bowl sink with chrome mixer tap over. Four ring 'Hotpoint' electric hob and integrated extractor over and built in eye level double electric oven. Integrated dishwasher. Extended breakfast bar/ dining area. uPVC double glazed casement doors leading onto rear patio and garden beyond.

#### UTILITY ROOM

13'4 x 6'6 (4.06m x 1.98m)

Central light fitting, fully tiled walls and modern range of wall and base level cabinets with square edge working surfaces. Tall larder style storage cabinets, 'Butler' style sink with chrome tap over. Space and plumbing for washing machine, tumble dryer and further utility spaces. Tile effect flooring and fully glazed uPVC door with matching side screen leading out on to the patio and garden beyond. Adjoining door through to

#### GROUND FLOOR CLOAK ROOM

7' x 6'6 (2.13m x 1.98m)

light fitting, radiator and frosted glazed uPVC window to the side elevation. Fully tiled walls and useful wall hung storage cabinet. Suite comprising of a close couple WC and pedestal wash hand basin with chrome monoblock taps. Continuous tile effect flooring from the utility room.

The staircase from the reception hall leads to the three quarter landing with feature stained and leaded glazed uPVC picture window to the front elevation and further stairs to the bright and spacious FIRST FLOOR LANDING with naturally coved ceilings, access to loft space with pull down ladder, picture rail and central light fitting. Convection radiator with thermostatic valve and doors to

#### AIRING CUPBOARD

housing the lagged hot water cylinder with immersion heater and extensive airing space over.

#### BEDROOM ONE

15'7 x 13'3 (4.75m x 4.04m)

having a naturally coved ceiling with pendant light, picture rail and convection radiator with thermostatic valve. Extensive range of built in bedroom furniture including wardrobes, bedside tables and tall storage unit with drawers. uPVC double glazed bay window to the front elevation. Adjoining door to (bedroom 4) ) DRESSING ROOM with ceiling lights, dual aspect uPVC double glazed windows to the side and rear elevations and convection radiator with thermostatic valve. Corner shower cubicle with

thermostatically controlled shower and uPVC double glazed door leading onto BALCONY with surround balustrade enjoying views across the private garden.

#### BEDROOM TWO

15'7 x 12'7 (4.75m x 3.84m)

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

#### BEDROOM THREE

12'7 x 10'3 (3.84m x 3.12m)

having a central pendant light, picture rail and convection radiator with thermostatic valve. uPVC double glazed window overlooking the rear garden.

#### BEDROOM FOUR

10'59 x 10'08 (3.05m x 3.25m)

(currently used as an EN SUITE & DRESSING ROOM for bedroom 1)

#### FAMILY BATHROOM

9'84 x 6'53 (2.74m x 1.83m)

having a coved ceiling with central light fitting, fully tiled walls with feature dado style tile and two frosted glazed uPVC windows to the rear elevation. Modern suite comprising of a panel enclosed bath with chrome hand grips, mixer tap and wall mounted thermostatically controlled shower over with folding glazed shower screen. Modern wall hung vanity style sink unit with central chrome monoblock tap and useful

storage cupboard beneath. Bidet and close couple WC with dual central flush.

#### OUTSIDE

to the front of the property there is a low level wall with mature well maintained shrubs and palm trees. The brick paviour driveway provides AMPLE OFF ROAD PARKING /CARAVAN / boat storage space with mature and established flower and shrub borders. The driveway continues alongside the right hand side of the property to the rear where there is a SINGLE DETACHED GARAGE with an up and over door. A large Indian sandstone, shaped PATIO AREA abuts the rear of the property whilst the remainder of the garden is laid to lawn with established flower and shrub borders and there is a summer house to the far end.



