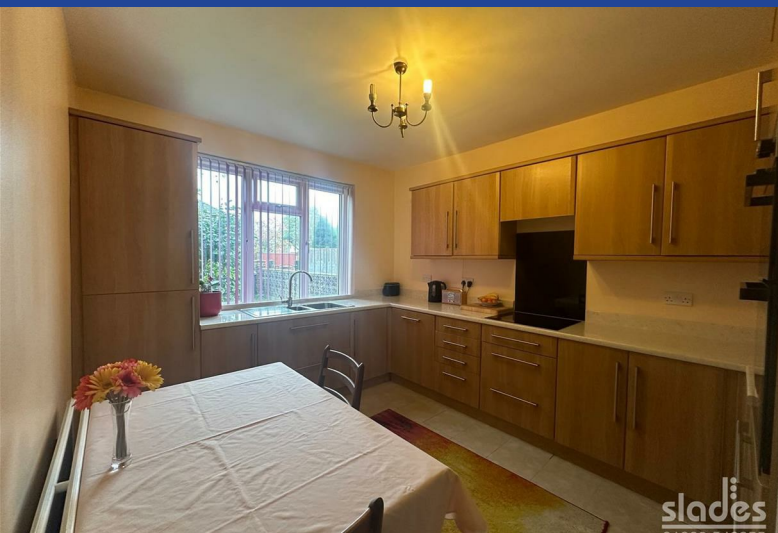




31 Stokewood Road

, Bournemouth, BH3 7NB

Asking Price £589,950



Road Map



Hybrid Map



Terrain Map



Floor Plan



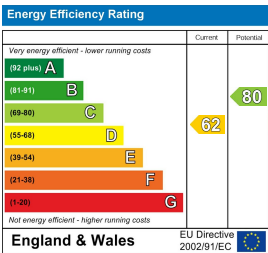
- Detached Family Home in BH3 Location
- Spacious Entrance Hall
- Lounge with Feature Bay Window
- Two Further Reception Rooms
- Modern Kitchen/Breakfast Room
- Ground Floor Shower Room
- Four Double Bedrooms
- Family Bathroom
- Front & Rear Gardens/ Garage
- Sole Agents

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.

A spacious 4 DOUBLE BEDROOM detached family home in this SOUGHT AFTER residential location just a short walk to all local amenities, bus routes and school catchment preferences.



The accommodation with approximate room sizes comprises of a feature canopied side entrance with uPVC double glazed door with glazed panel and leaded glazed side screen leading to the

RECEPTION HALL

17'3 x 9'1 (5.26m x 2.77m)

with naturally coved ceiling to picture rail, pendant lighting, radiator and useful understairs storage cupboard. Doors to

DINING ROOM

14'7 x 14'3 (4.45m x 4.34m)

with naturally coved ceiling, central pendant light and picture rail. uPVC double glazed bay window with stained and leaded glazed fan lights and two leaded glazed windows to the side elevation. Two radiators.

LIVING ROOM

17'3 x 14'6 (5.26m x 4.42m)

having naturally coved ceiling to picture rail and central pendant light. Two radiators, uPVC double glazed bay window overlooking the rear garden with door leading onto the rear garden.

KITCHEN

12'5 x 10'1 (3.78m x 3.07m)

central pendant light, radiator and uPVC double glazed window to the front elevation. Modern range of recently fitted matching wall and base level cabinets with rolled top working surfaces inc built in 1 ¼ bowl stainless steel sink and chrome mixer tap over, four ring glass halogen hob with low operating costs, matching glazed splashback and integrated extractor hood over and double built in eye level electric oven. Integrated full height fridge freezer with a built in fruit and veg draw with different wavelengths of light affecting health and freshness. Integrated dishwasher and ample dining space.

STUDY

10'4 x 6'9 (3.15m x 2.06m)

with panelled ceiling and light fitting, full height storage cupboards providing useful storage space also housing the high level electricity consumer unit and wall hung gas central heating boiler. uPVC double glazed window to the side elevation. Adjoining door to

REAR LOBBY / UTILITY AREA

with additional fridge and freezer space and plumbing for washing machine. Half glazed uPVC trades door to the side elevation.

GROUND FLOOR SHOWER ROOM

6'9 x 4'9 (2.06m x 1.45m)

with central light fitting, extractor unit and frosted glazed dual aspect uPVC window to the side and rear elevations. Modern recently installed white suite comprising of a close couple WC with dual central flush, modern vanity style sink unit with chrome monoblock tap and wall mirror over and large corner walk in shower cubicle with retracting glazed screen and wall mounted 'Mira' thermostatically controlled shower unit. Fully tiled walls.

A staircase from the reception hall leads to the bright and spacious ¾ landing with original stained and leaded glazed feature window to the side elevation. The first floor landing has naturally coved ceilings with 2 pendant lights and doors to

BEDROOM ONE

14'6 x 14'1 (4.42m x 4.29m)

having naturally coved ceilings with central pendant light, picture rail, radiator and extensive range of built in full height wardrobes. uPVC double glazed window to the rear elevation.

BEDROOM TWO

14'7 x 14'3 (4.45m x 4.34m)

with naturally coved ceilings, central pendant light, radiator, wall hung hand wash basin with chrome taps and uPVC double glazed bay window to the front elevation. Two frosted leaded glazed windows to the side elevation.

BEDROOM THREE

11'2 x 10'5 (3.40m x 3.18m)

having picture rail, central pendant light and access to loft space. Radiator and vanity style sink unit. uPVC double glazed window overlooking the rear garden.

BEDROOM FOUR

12'5 x 10'1 (3.78m x 3.07m)

with central pendant light, picture rail, radiator and uPVC double glazed window overlooking the front garden.

BATHROOM

7'1 x 6'10 (2.16m x 2.08m)

with ceiling light, fully tiled walls and frosted glazed uPVC window to the side elevation. Recently installed white suite comprising of a panel enclosed bath with chrome hand grips and chrome mixer taps, wall integrated thermostatically controlled shower with retracting glazed screen. Modern vanity style sink with chrome monoblock tap and back lit

censored mirrors. Chrome heated towel rail. Airing cupboard housing the factory lagged hot water cylinder with useful storage space over.

SEPARATE WC

with pendant light, frosted glazed uPVC window to the side elevation. Close couple WC with dual central flush.

OUTSIDE & GARAGE

The property benefits from a good sized front garden which is predominately laid to lawn enjoying privacy via way of mature hedging and low level wall with wrought iron gates providing access to the hardstanding driveway which can accommodate a small boat or motor home which continues alongside the property to rear where there is a DETACHED GARAGE with an up and over door.

A westerly-facing rear garden that acts as a sun trap is a fantastic feature of the property being predominately level and laid to lawn with mature established flower and shrub borders and enclosed by panel fencing. There is a good sized patio area immediately abutting the living room



