



28 Iddesleigh Road

, Bournemouth, BH3 7NQ

Price Guide £475,000



A map snippet from Google Maps showing a road labeled 'Iddesleigh Rd'. A red pin is placed on the road. The map includes the Google logo and 'Map data ©2025' in the bottom left corner.

GROUND FLOOR
823 sq.ft. (76.3 sq.m.) approx.

LOUNGE
18'2" x 14'2"
5.56m x 3.73m

KITCHEN/BREAKFAST ROOM
10'0" x 11'0"
3.05m x 3.35m

CONSERVATORY
12'0" x 10'0"
3.66m x 3.05m

DINING/FAMILY ROOM
12'4" x 12'0"
3.76m x 3.66m

ENTRANCE HALL

WC

UTILITY ROOM
7'0" x 6'0"
2.13m x 1.83m

FIRST FLOOR
325 sq.ft. (30.1 sq.m.) approx.

BEDROOM 1
11'0" x 12'0"
3.35m x 3.66m

BEDROOM 2
12'0" x 12'0"
3.66m x 3.66m

BEDROOM 3
12'0" x 11'0"
3.66m x 3.35m

LANDING

SHOWER ROOM

STUDY
7'0" x 6'0"
2.13m x 1.83m

LOFT FLOOR
141 sq.ft. (13.0 sq.m.) approx.

LOFT ROOM (BEDROOM 4)
17'0" x 10'0"
5.18m x 3.05m

STAIRS

LODGE

IDEASLEIGH RD

TOTAL FLOOR AREA : 1888 sq.ft. (175.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the brochure contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their speciality or efficiency can be given.

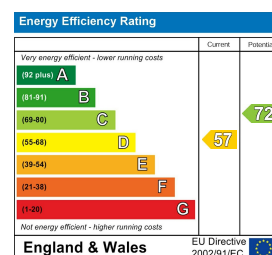
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- ### Energy Efficiency Graph

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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**** PRICE GUIDE £475,000 ** A spacious 4 BEDROOM (plus large loft room) detached family home situated on a prominent corner plot within this highly sought after BH3 location. VENDOR SUITED.**



The accommodation with approximate room sizes comprises of a decorative composite front door with stained and leaded glazing leading to the

ENTRANCE HALL

12'3 x 7'4 (3.73m x 2.24m)

with naturally coved ceiling and pendant light, picture rail, convection radiator with thermostatic valve and wood effect flooring. Low level cabinet housing the electricity consumer unit and doors to

CLOAK ROOM

with ceiling light, fully tiled walls and frosted glazed window to the side elevation. Modern suite comprising of a close couple WC with dual central flush and vanity style sink unit with chrome monoblock tap and useful storage cupboard beneath. Ceramic tiled floor.

LIVING ROOM

18'3 x 12'3 (5.56m x 3.73m)

with naturally coved ceiling and central light rose, picture rail, convection radiator with thermostatic valve and decorative wooden fireplace surround with fitted 'living flame' electric fire. uPVC double glazed bay window to the front elevation.

DINING / BEDROOM 4

12'4 x 12' (3.76m x 3.66m)

with central light rose, picture rail, convection radiator with thermostatic valve and triple aspect uPVC double glazed windows with feature rounded corner bay window. Period dual mantel fireplace surround with tiled back plate and hearth and open grate.

OPEN PLAN KITCHEN / DINING ROOM / FAMILY ROOM

18'10 x 11'10 (5.74m x 3.61m)

having inset spotlight, modern vertical radiator with thermostatic valve and uPVC double glazed window overlooking the rear garden. Extensive range of high gloss matching wall and base level kitchen cabinets with square edge working surfaces and matching upstands incorporating a 'Neff' single oven and 'Neff' combination oven at eye level. Useful pull-out larder style cupboards. Built in 'Neff' five ring induction hob with stainless steel extractor hood over and glass splashback. Space and plumbing for washing machine, dishwasher and further space for free standing American style fridge freezer. Extended breakfast bar area and stainless steel 1 ¼ bowl single drainer sink with chrome monoblock tap. Doorway through to

UTILITY / BOILER CUPBOARD

5'8 x 4'4 (1.73m x 1.32m)

with ceiling light, high level gas meter and further range of kitchen cabinets. Dual aspect uPVC double glazed windows to the side and rear elevations. Wall hung gas central heating boiler and further useful storage space. From the kitchen there is an archway through to the

CONSERVATORY

12'3 x 10'8 (3.73m x 3.25m)

with polycarbonate roof, convection radiator with thermostatic valve and surround uPVC double glazed windows and sliding patio doors leading onto the patio and garden beyond.

A staircase from the entrance hall leads to the BRIGHT AND SPACIOUS FIRST FLOOR LANDING with naturally coved ceiling. Ceiling light, picture rail, smoke alarm and original stained and leaded glazed picture window with secondary glazing to the side elevation. Doors to

MASTER BEDROOM

18' x 12'3 (5.49m x 3.73m)

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

BEDROOM TWO

12'3 x 12' (3.73m x 3.66m)

having naturally coved ceiling with light rose, picture rail, convection radiator with thermostatic valve and uPVC double glazed windows including a feature corner bay window to the front and side elevations.

BEDROOM THREE

12'2 x 11'10 (3.71m x 3.61m)

ceiling light, convection radiator with thermostatic valve and uPVC double glazed window to the rear elevation.

STUDY & access to LOFT ROOM

8' x 6'7 (2.44m x 2.01m)

a further door leads to what was BEDROOM FOUR but is now ideal office / study space with ceiling light and picture rail, radiator with thermostatic valve and uPVC double glazed window overlooking the rear garden which also benefits from an open tread staircase leading to the useful

LOFT / STORAGE ROOM (BEDROOM 4)

17' x 16' (5.18m x 4.88m)

being of a very generous size with a large 'Velux' window. Currently being used as a bedroom with convection radiator and thermostatic valve, further useful eaves storage space.

OUTSIDE

The property sits on a prominent corner plot with a low level brick wall and wrought iron railings over. The driveway is predominantly laid to brick paviour providing AMPLE OFF ROAD PARKING together with well stocked flower and shrub borders. A pathway leads alongside the property to the rear where there is a fully enclosed PRIVATE REAR GARDEN which can also be accessed from the conservatory and is very secure. There is a crazy paved patio area and the remainder of the garden is laid to lawn with established flower and shrub borders and a timber shed.



