



39 De Lisle Road

, Bournemouth, BH3 7NG

Price Guide £685,000



Road Map



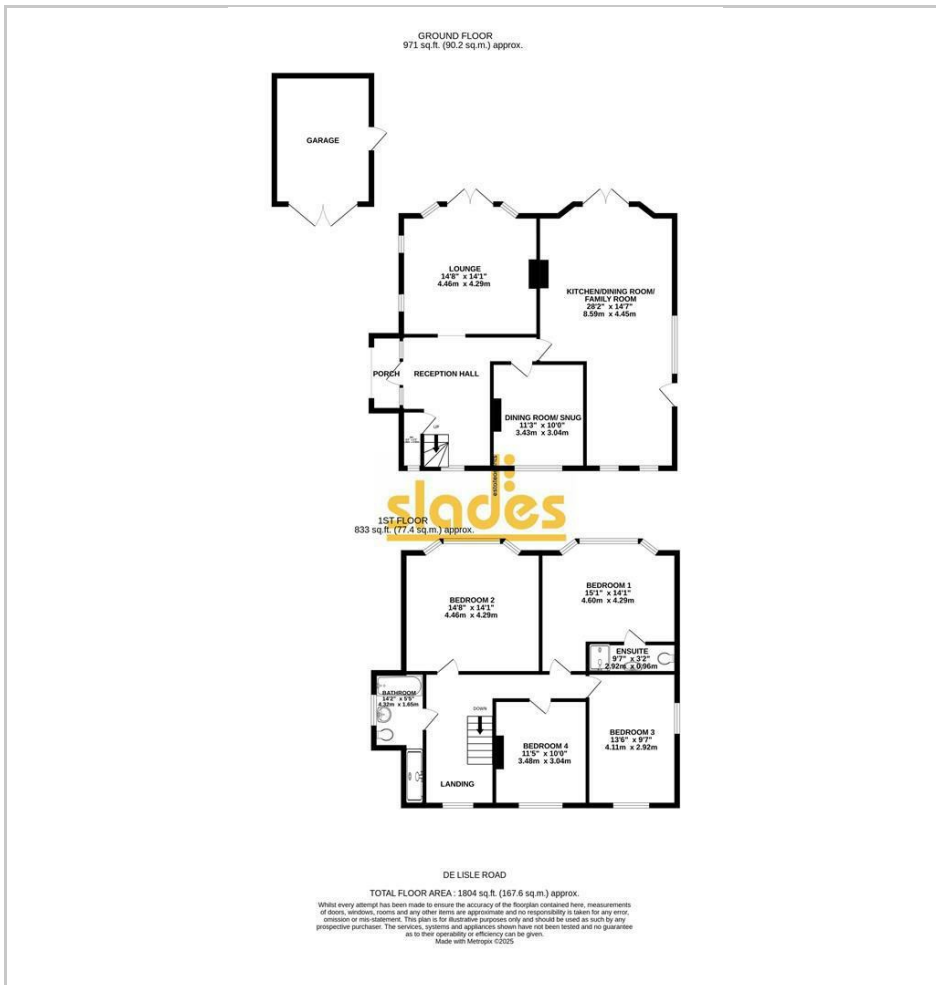
Hybrid Map



Terrain Map



Floor Plan



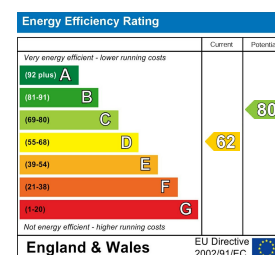
- DETACHED FAMILY HOME WITHIN SOUGHT BH3 LOCATION
- SPACIOUS RECEPTION HALL
- LOUNGE
- 28ft KITCHEN/FAMILY ROOM
- 4 BEDROOMS
- EN SUITE TO MASTER
- FAMILY BATHROOM
- SOUTH FACING GARDEN
- DETACHED GARAGE
- NO FORWARD CHAIN

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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**** NO FORWARD CHAIN ** A spacious and well presented 4 bedroom detached FAMILY HOME with private SOUTH FACING garden within this highly sought after BH3 location.**



The accommodation with approximate room sizes comprises of a feature arched and recessed ENTRANCE PORCH with original decorative stained and leaded glazed front door and matching leaded glazed side screens leading to the

RECEPTION HALL

with coved ceilings and light fittings. Radiator and oak finished wood floors. Doors to

CLOAKROOM

with inset spotlights and frosted glazed uPVC window to the front elevation. Part tiled walls with feature wall mirror and modern suite comprising of a enclosed cistern WC and wall hung corner wash hand basin. Convection radiator with thermostatic valve and ceramic tiled floor.

LIVING ROOM

having naturally coved ceiling with central pendant light, radiator and uPVC double glazed bay window with central casement doors leading onto the SOUTH FACING patio and garden beyond. Decorative uPVC windows to the side elevation.

DINING / SNUG ROOM

with coved ceiling and central light fitting, convection radiator and decoratively stained and leaded glazed uPVC window to the front elevation.

OPEN PLAN FAMILY / KITCHEN / LIVING AREA

with part coved ceiling, light fittings, radiator. uPVC double glazed bay window with central casement doors leading on to the South facing garden and patio beyond. An extensive range of matching wall and base level cabinets with square edge wood block finished

working surfaces and matching upstands incorporating a 1 ¼ bowl stainless steel sink with chrome mixer tap over. Built in eye level double electric oven. Space for full height free standing fridge freezer and five ring 'Neff' electric induction hob with chimney style extractor hood over and mirrored splashback. Wall hung 'Vaillant' gas central heating boiler and dual aspect leaded glazed windows to the front and side elevations with uPVC trades door leading to the side. Space and plumbing for washing machine and tumble dryer. 'Karndean' flooring and New Forest Oak flooring.

A turned staircase leads to the BRIGHT AND SPACIOUS FIRST FLOOR LANDING with coved ceiling and inset spotlights. Leaded glazed uPVC window to the front elevation and radiator. Access to partially boarded loft space with pull down ladder and doors to

BEDROOM ONE

having a coved ceiling and central pendant light, radiator with thermostatic valve and uPVC double glazed bay window overlooking the rear garden.

ENSUITE SHOWER ROOM

with inset spotlights, extractor unit and half tiled walls. Modern suite comprising of a walk in shower cubicle with thermostatically controlled power shower and glazed screen. Enclosed cistern WC and wall hung wash hand basin with chrome monoblock tap. Mirrored medicine cabinet. Ceramic tiled floor.

BEDROOM TWO

having naturally coved ceiling with central pendant light, radiator with thermostatic valve and uPVC double glazed bay window overlooking the rear garden.

BEDROOM THREE

having a coved ceiling and central pendant light, convection radiator with thermostatic valve and dual aspect leaded glazed uPVC windows to the front and side elevations.

BEDROOM FOUR

having coved ceiling and central pendant light, radiator. Leaded glazed window to the front elevation. Airing cupboard housing the lagged hot water cylinder complete with airing space over.

FAMILY BATHROOM

being of a generous size with inset spotlights, extractor unit and part tiled walls. Ceramic tiled floor with under floor heating and frosted and leaded glazed uPVC window to the side elevation. Modern suite comprising of a panel enclosed bath with integrated taps and shower hose. Modern wall hung vanity style sink unit with chrome monoblock tap over and close couple WC and large walk in shower cubicle with fully tiled surround and 'Aqualisa' shower valve. Chrome heated towel rail.

OUTSIDE

There is a low level brick wall on the front boundary enclosing the lawned front garden area which provides AMPLE OFF ROAD PARKING for numerous cars and two gravel driveways. To the rear of the property there is a large paved patio area immediately abutting the rear of the property. The remainder of the garden is predominately laid to lawn with established flower and shrub borders and fully enclosed by panel fencing. There is a good sized DETACHED GARAGE with pitched roof, power and light is provided.



