



## 5 Pavan Gardens

Ensbury Park, Bournemouth, BH10 5JH

Price Guide £369,950





Road Map



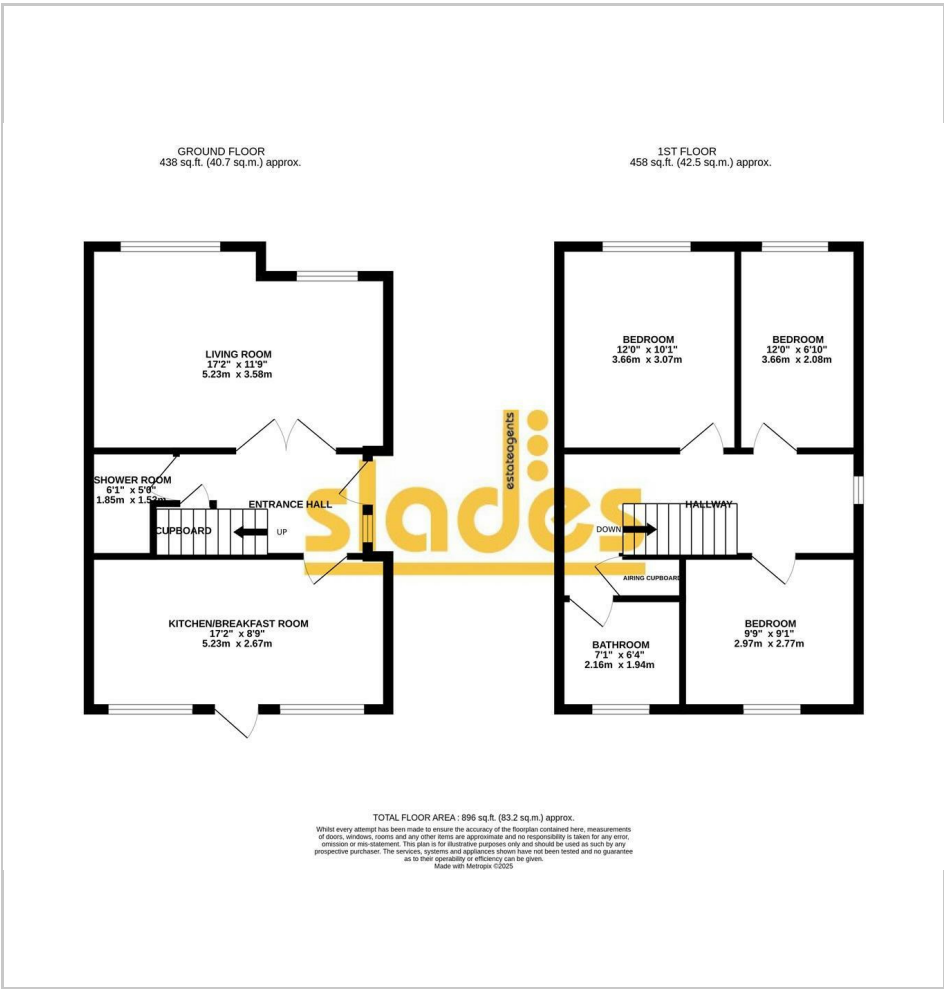
Hybrid Map



Terrain Map



Floor Plan



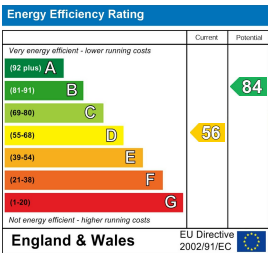
- MODERN 3 BEDROOM DETACHED HOUSE
- QUIET CUL DE SAC LOCATION
- 17FT LOUNGE/ DINING ROOM
- 17FT RECENTLY INSTALLED KITCHEN
- GROUND FLOOR SHOWER ROOM
- MODERN FAMILY BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- SUNNY GARDEN
- AMPLE OFF ROAD PARKING

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.

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**\*\* NO FORWARD CHAIN \*\*** A very well presented, modern 3 bedroom detached family home in this sought after residential cul de sac location.



The accommodation with approximate room sizes comprises of a feature recessed ENTRANCE PORCH with uPVC double glazed door and matching glazed side screen leading to

#### ENTRANCE HALL

with coved ceiling and pendant light, convection radiator and useful cloaks hanging space. Under stairs cupboard providing useful storage space and the electricity meter and consumer unit. Laminate flooring. Doors to

#### DOWNSTAIRS SHOWER ROOM / CLOAKROOM

with textured ceiling and modern light fitting, extractor unit, chrome heated towel rail and modern suite comprising of a corner shower cubicle with retracting glazed screens and wall mounted thermostatically controlled shower valve with fully tiled surround. Modern built in vanity style sink unit and enclosed cistern WC with monoblock tap and tiled splashback. Modern mirror fronted medicine cabinet.

#### LOUNGE / DINING ROOM

17'2 x 12' (5.23m x 3.66m)

accessed from the hallway with double width fully glazed doors. Having a coved and textured ceiling and two light fittings. Convection radiator. Laminate wooden flooring and two uPVC double glazed windows to the front elevation.

#### KITCHEN / BREAKFAST ROOM

17'2 x 8'9 (5.23m x 2.67m)

with a coved and textured ceiling and two modern light fittings, convection radiator with thermostatic valve. An extensive range of recently installed high

gloss finished wall and base level cabinets with rolled edge working surfaces and tiled splashbacks incorporating a 1 ¼ bowl single drainer stainless steel sink and chrome mixer tap over. Space and plumbing for washing machine and dishwasher. Space for freestanding full width cooker range with fitted stainless steel chimney style extractor hood over. Full height larder style cupboard and further space for full height fridge freezer. Wall hung Glowworm gas central heating boiler. uPVC casement door leading onto the rear garden. Low level cabinet housing the gas meter. Continuous laminate flooring from hallway.

A staircase from the entrance hall leads to the BRIGHT & SPACIOUS FIRST FLOOR LANDING with coved and textured ceiling, access to loft space and two pendant lights. Convection radiator and uPVC double glazed window to the side elevation. Doors to

#### AIRING CUPBOARD

with ample slated shelving providing airing space, also currently housing a tumble dryer.

#### BEDROOM ONE

12' x 10'6 (3.66m x 3.20m)

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

#### BEDROOM TWO

9'9 x 9'1 (2.97m x 2.77m)

with textured ceiling and central pendant light, convection radiator with thermostatic valve and uPVC double glazed window to the rear elevation. Laminate flooring.



### BEDROOM THREE

10'8 x 7' (3.25m x 2.13m)

Textured ceiling with central pendant light, convection radiator with thermostatic valve and uPVC double glazed window to the front elevation. Laminate flooring.

### BATHROOM

7'2 x 6'4 (2.18m x 1.93m)

Textured ceiling and light fitting, part tiled walls with feature inserts and frosted glazed uPVC window to the rear elevation. Chrome heated towel rail and modern white suite comprising of a 'P' shaped bath / shower unit with chrome mixer taps and wall mounted thermostatically controlled shower valve, close couple WC with dual central flush and pedestal wash hand basin with chrome monoblock tap.

### OUTSIDE

There is a hardstanding driveway providing OFF ROAD PARKING FOR NUMEROUS VEHICLES. The front garden is mainly laid to shingle for low maintenance and additional parking if required. The driveway continues alongside the property through a pair of double width gates to the rear.

The rear garden is a particular feature of the property being predominately laid to lawn and fully enclosed by a mixture of panel and close board fencing. The garden enjoys a good measure of privacy and established flower and shrub borders.

### TENURE

We understand the property is FREEHOLD





