



## 31 The Grove

Moordown, Bournemouth, BH9 2TR

Asking Price £469,950



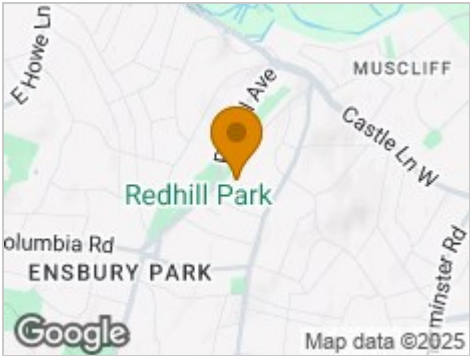
Road Map



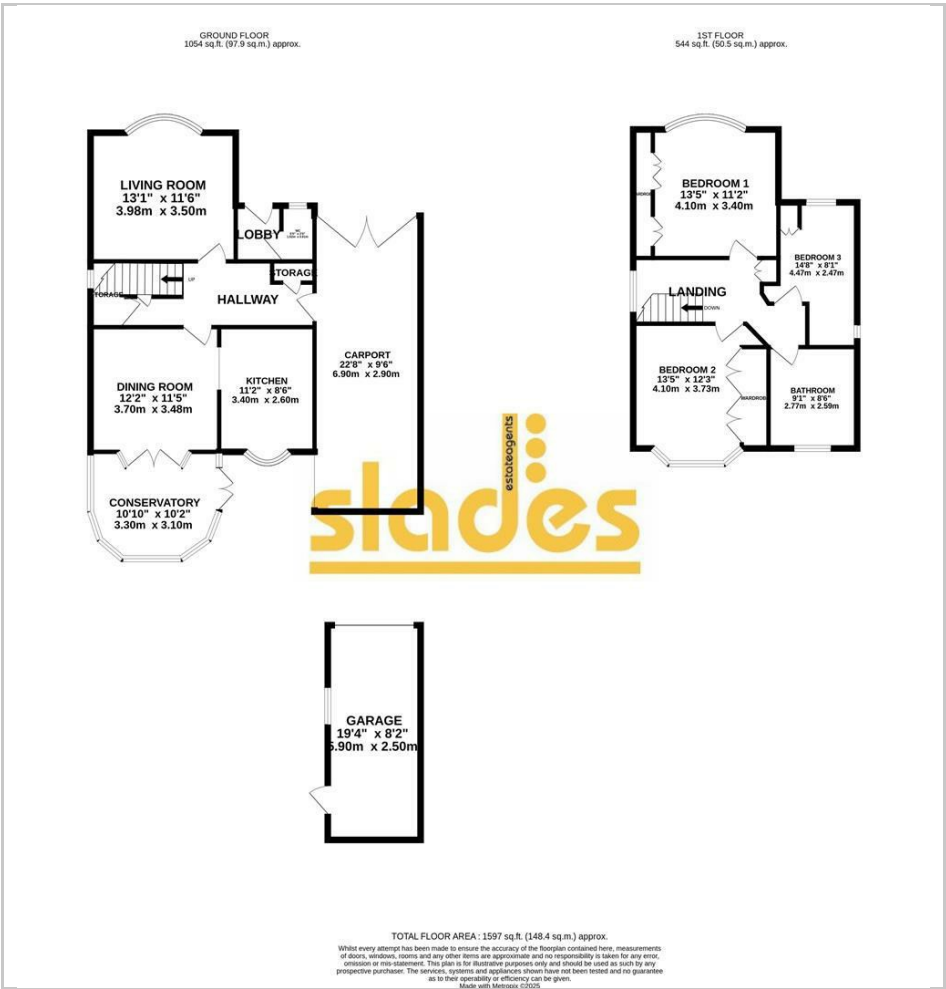
Hybrid Map



Terrain Map



Floor Plan



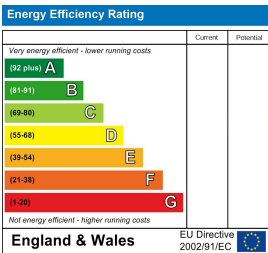
- DETACHED FAMILY HOME
- 3 GOOD SIZED BEDROOMS
- 2 RECEPTION ROOMS
- CONSERVATORY
- EXTENSIVELY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- CLOAKROOM
- LUXURY FAMILY BATHROOM
- CAR PORT & COVERED GARDEN AREA
- DETACHED GARAGE
- LOW MAINTAINANCE VERY PRIVATE GARDEN

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.



**\*\* NO FORWARD CHAIN \*\* A beautifully presented 3 double bedroom detached family home in this sought after location close to REDHILL PARK boasting many noteworthy features.**



The accommodation with approximate room sizes comprises of a feature canopied entrance door with panel glazed wooden front door leading to the

#### ENTRANCE LOBBY

with coved and textured ceiling and pendant light, dado rail, radiator within decorative housing and wood effect flooring. Doors to

#### CLOAKROOM

with inset spotlight and extractor unit, fully tiled walls with feature dado style tile, convection radiator with thermostatic valve and frosted and leaded glazed uPVC window to the front elevation. Modern white suite comprising of a close coupled WC with dual central flush and modern vanity style sink unit with chrome monoblock tap and adjacent cupboards and display shelving. Ceramic tiled floor.

From the lobby decoratively leaded and glazed door leads to the

#### ENTRANCE HALL

with coved and textured ceiling and pendant light, picture rail, dado rail, radiator within decorative housing and continuous wood effect flooring. Useful under stairs storage cupboard with uPVC window and useful storage space. Further cloaks / boiler cupboard with ceiling light, extensive shelving and storage space and wall hung Worcester gas central heating boiler with adjacent programming controls. Frosted glazed uPVC trades door to the side car port and garage beyond.

#### DINING / FAMILY ROOM

with naturally coved ceiling and central pendant light, picture rail, two radiators with thermostatic valves. Dado rail, decorative wall details and continuous wood finish flooring. uPVC floor to ceiling double glazed casement doors and matching side screen leading into the

#### CONSERVATORY

with a Victorian style polycarbonate style roof and fitted electric fan. Surround uPVC double glazed windows with casement doors overlooking the garden and providing access to the patio. Radiator with thermostatic valve.

From the family room an archway leads through to the

#### KITCHEN

with inset spotlights extensive range of matching wall and base level cabinets with square edge working surfaces and matching upstands and tiling over. 1 ¼ bowl polycarbonate sink with chrome mixer tap over and food waste disposal system. Five burner Neff gas hob with decorative integrated extractor hood over. Built in eye level Neff electric oven and combination microwave oven. Integrated full height fridge and freezer. Integrated dishwasher and integrated washing machine. uPVC Oriel style leaded glazed bay window to the rear elevation, ceramic tiled floor with kick board heating.

A staircase from the entrance hall leads to the ¾ landing with frosted glazed uPVC picture window to the side elevation and further stairs to the BRIGHT AND SPACIOUS FIRST FLOOR LANDING with coved ceiling and light fitting, dado rail, picture rail and useful built in linen cupboard. Doors to

#### BEDROOM ONE

with central pendant light, radiator with thermostatic valve and leaded glazed uPVC double glazed bay window overlooking the rear garden. Extensive range of built in bedroom furniture including full height wardrobes with display shelving, dressing table unit, bedside tables and bridging unit over bed area.

#### BEDROOM TWO

with central pendant light, radiator with thermostatic valve

and leaded uPVC double glazed bay window to the front elevation. Extensive range of built in bedroom furniture including full height wardrobes with display shelving, dressing table unit, bedside tables and bridging unit over bed area.

### BEDROOM THREE

with textured ceiling, two pendant lights and further spotlights. Dual aspect uPVC double glazed windows to the side and front elevations. Radiator with thermostatic valve and built in wardrobe and matching dressing table.

### FAMILY BATHROOM

having inset spotlights and extractor unit, fully tiled walls with decorative dado style tile and ceramic tiled floor. Chrome ladder style heated towel rail and leaded and frosted glazed uPVC window to the rear elevation. Four piece bathroom suite comprising of a panel enclosed bath with chrome mixer taps and shower attachment over. Large walk in glazed shower surround with wall integrated thermostatically controlled shower valve and modern vanity style sink unit with chrome monoblock tap. Enclosed cistern WC and further useful built in storage. Wall mirror.

### OUTSIDE

The property is enclosed behind a low level brick wall with

decorative wrought iron railings over. The block paved driveway provides OFF ROAD PARKING for 2 vehicles whilst the front garden area is fully enclosed by well maintained and established shrub borders. A pair of wooden gates with canopy over and inset lighting providing access to the CAR PORT which runs alongside the property and continues to the rear and the DETACHED GARAGE having an up and over door, power and lighting is provided together with a uPVC double glazed window and half glazed uPVC trades door into the REAR GARDEN which is a particular feature of the property being arranged for low maintenance and fully paved with mature flower and shrub borders providing extensive privacy and raised flower beds.

### TENURE

This detached family home is offered for sale with a FREEHOLD title.

