



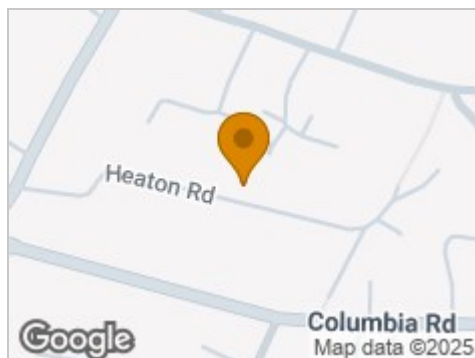
31 Heaton Road

Ensbury Park, Bournemouth, BH10 5HW

Asking Price £355,000



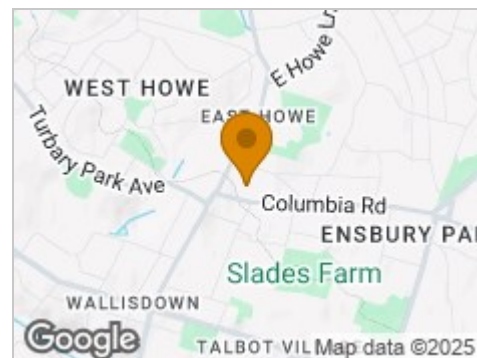
Road Map



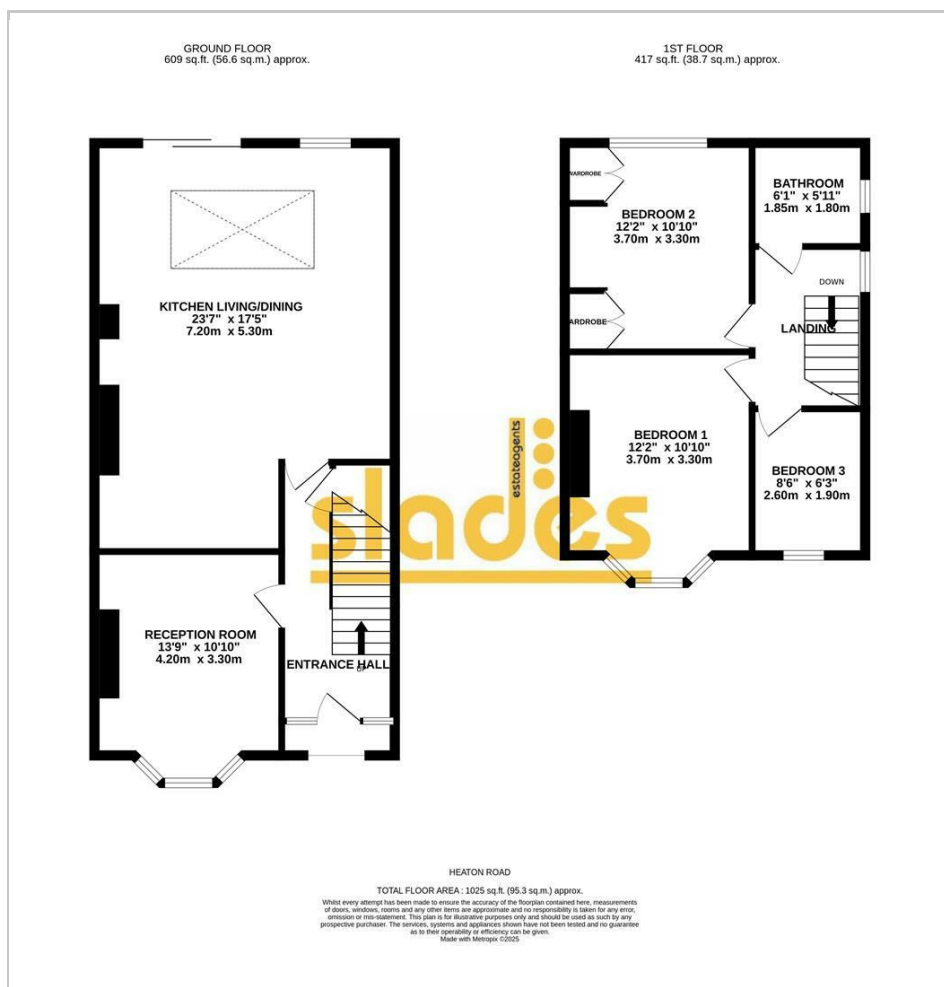
Hybrid Map



Terrain Map



Floor Plan



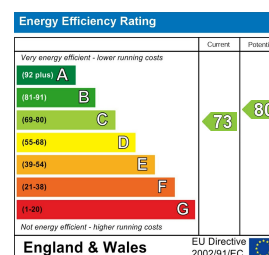
- VENDOR SUITED
- ENTRANCE HALL
- LOUNGE
- STUNNING KITCHEN/FAMILY ROOM
- 3 BEDROOMS
- BATHROOM
- PRIVATE REAR GARDEN
- EXCELLENT SCHOOL CATCHMENTS

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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**** VENDOR SUITED ** A deceptively spacious 3 bedroom extended family home in this sought after quiet residential location with Glenmoor School catchment.**



The accommodation with approximate room sizes comprises of a feature arched and recessed ENTRANCE PORCH having a uPVC double glazed door with stained and leaded glazed features and matching full height glazed side screens leading into the

ENTRANCE HALL

with pendant light, convection radiator and useful UNDERSTAIRS STORAGE CUPBOARD also housing the electricity consumer unit and meter with wall lights, programming controls for central heating and frosted glazed uPVC window to the side elevation.

FRONT RECEPTION ROOM

with central pendant light, picture rail, convection radiator with thermostatic valve and uPVC double glazed bay window to the front elevation.

OPENPLAN KITCHEN / LIVING / DINING AREA

being of a generous size with inset spotlights and feature pendant lighting over breakfast bar area. Large roof lantern, uPVC double glazed casement doors and adjacent window overlooking the rear garden and further frosted glazed uPVC window to the side. Feature fireplace with floating mantel and tiled hearth and fitted log burning stove and a modern feature vertical radiator.

KITCHEN AREA An extensive range of modern wall and base level kitchen cabinets with square edge, stone finished working surfaces and tiled splashbacks incorporating an under hung 1 1/4 bowl stainless steel sink with worktop mounted pillar tap, space for large freestanding cooker range with built in chimney style extractor hood over, integrated dishwasher, integrated

washing machine and space for American style fridge freezer within housing. Large Island unit with seating area

A staircase from the entrance hall leads to the bright and spacious first floor landing with pendant light, access to loft space and picture rail. uPVC double glazed window to the side elevation. Doors to

BEDROOM ONE

having a central pendant light, picture rail, convection radiator with thermostatic valve and uPVC double glazed bay window to the front elevation.

BEDROOM TWO

with central pendant light, convection radiator with thermostatic valve and uPVC double glazed window to the rear elevation. Two built in full height cupboards providing both hanging and shelving space within chimney recess.

BEDROOM THREE

with central pendant light, picture rail, convection radiator with thermostatic valve and uPVC double glazed window to the front elevation.

BATHROOM

with inset spotlights, three quarter tiled walls with feature dado style tile and frosted glazed uPVC window to the side elevation. Modern white suite comprising of a panel enclosed bath with chrome mixer taps and wall integrated thermostatically controlled shower. Pedestal wash hand basin with matching mixer taps and close couple WC with dual central flush. Chrome heated towel rail.

OUTSIDE

To the front of the property there is a lawned front garden area together with a hardstanding driveway providing OFF ROAD PARKING. There is a timber gate to the right hand side of the property providing access into the rear garden.

The rear garden is a particular feature of the property being fully enclosed by panel fencing, a good sized lawned area with established flower and shrub borders and an outside tap.

