



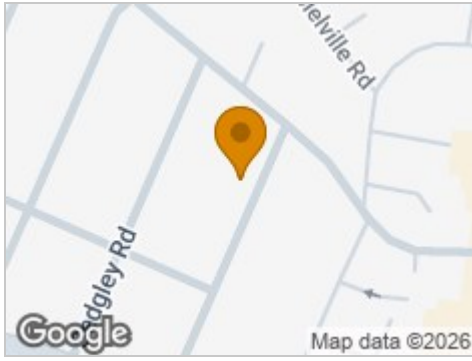
## 32 Osborne Road

Winton, Bournemouth, BH9 2JL

Price Guide £400,000



## Road Map



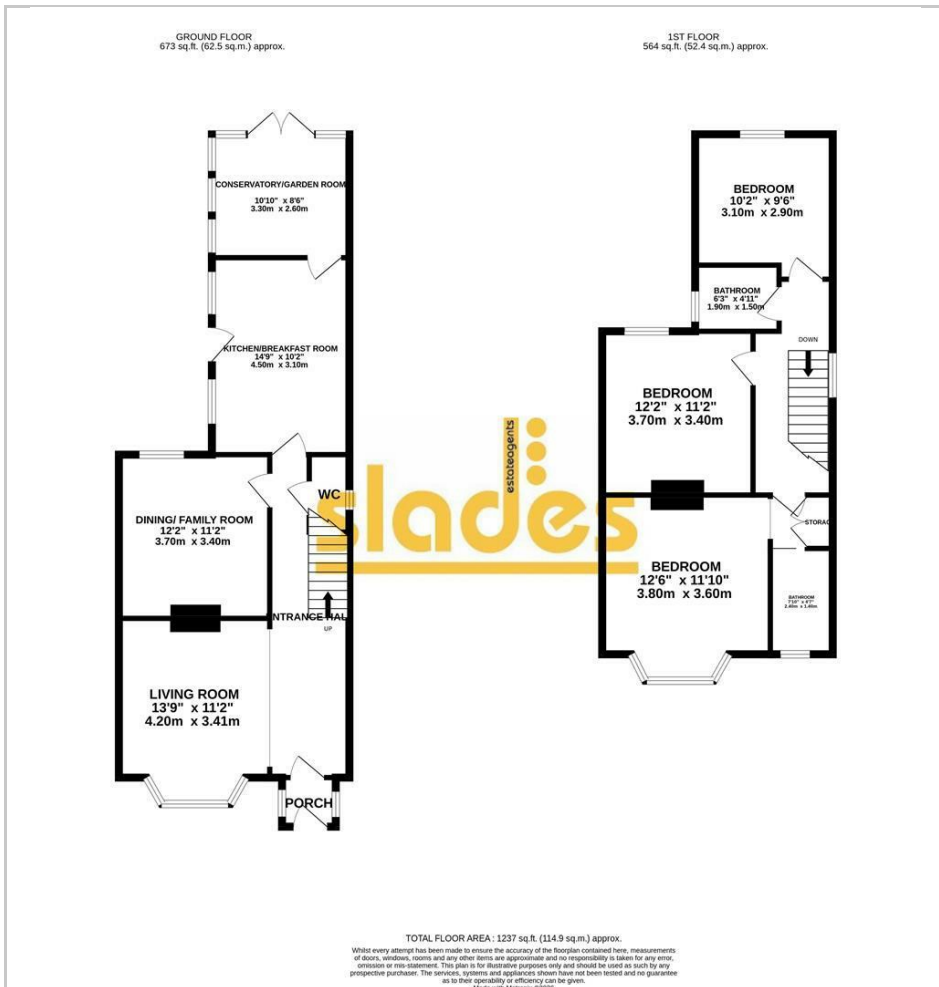
## Hybrid Map



## Terrain Map



## Floor Plan



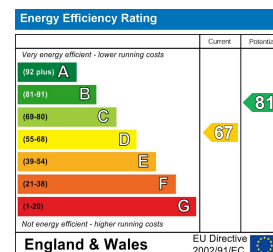
- DETACHED FAMILY HOME
- MODERNISED AND VERY WELL PRESENTED
- 3 DOUBLE BEDROOMS WITH 2 BATHROOMS
- 2 RECEPTION ROOMS
- MODERN KITCHEN AND DINING AREA
- CONSERVATORY/ GARDEN ROOM
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- WEST FACING GARDEN
- OFF ROAD PARKING

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**A VERY WELL PRESENTED 3 DOUBLE BEDROOM, 2 BATHROOM FAMILY HOME BOASTING A GOOD SIZED PRIVATE WEST FACING GARDEN AND WITHIN CLOSE PROXIMITY TO ALL LOCAL AMENITIES**



The accommodation with approximate room sizes comprises of a modern uPVC entrance porch with glass roof, tiled floor and surround glazing. Further frosted glazed uPVC door to

#### **OPEN PLAN/HALL LIVING AREA**

with deep moulded ceiling cornice, picture rail with centre light fitting. Two convection radiators with thermostatic valves, uPVC double glazed bay window to the front elevation and low level cabinet housing the electricity meter and consumer unit. Useful under stairs storage cupboard with cloaks hanging space. Doors to

#### **CLOAKROOM**

with ceiling light, frosted glazed uPVC window to the side elevation and half tiled walls with decorative dado style tile, low level WC and wall hung corner wash hand basin with chrome taps.

#### **DINING FAMILY ROOM**

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

#### **KITCHEN BREAKFAST ROOM**

two ceiling lights, convection radiator with thermostatic valve, ceramic tiled floor and two uPVC double glazed windows to the side elevation with central half glazed uPVC trades door. Modern Shaker style kitchen having matching wall and base level cabinets with square edge wood finished working surfaces and tiled splashbacks incorporating a one and a quarter bowl polycarbonate sink unit with chrome mixer tap over. Four burner gas hob with extractor

hood and built-in undercounter double electric oven. Space and plumbing for washing machine and tumble dryer and further space for freestanding full height fridge freezer.

#### **CONSERVATORY/GARDEN ROOM**

Panel glazed door to rear conservatory / garden room with polycarbonate roof and surround uPVC double glazed windows with central casement doors leading onto the decked area and garden beyond. Continuous ceramic tiled floor from the kitchen area and wall lights. The garden room has underfloor heating.

a staircase from the open plan hall/ living area with decorative balustrade leads to the bright and spacious first floor landing having a coved ceiling, pendant light, PIV ventilation system and uPVC double glazed window to the side elevation. Doors to

#### **MASTER BEDROOM SUITE**

having a coved ceiling with pendant light, convection radiator with thermostatic valve and uPVC double glazed bay window to the front elevation. Double width fitted floor to ceiling wardrobe providing both hanging and shelving space and door to

#### **ENSUITE BATHROOM**

having a coved and textured ceiling with central light fitting, frosted glazed uPVC window to the front elevation, convection radiator with thermostatic valve and a modern suite comprising of a panel enclosed bath with chrome hand grips and chrome taps, pedestal wash hand basin with matching chrome taps, part tiled walls and ceramic tiled floor.

## BEDROOM 2

central pendant light, convection radiator with thermostatic valve and a uPVC double-glazed window to the rear elevation.

## BEDROOM 3

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

## FAMILY SHOWER ROOM

light fitting, extractor unit, and access to loft space. Frosted glazed uPVC window to the side elevation and fully tiled walls and ceramic tiled floor. Convection radiator with thermostatic valve. Modern suite comprising of a close coupled WC, pedestal wash handbasin and corner shower cubicle with retracting glazed screens and wall mounted Mira Advance electric shower.

## OUTSIDE

The forecourt provides OFF ROAD PARKING with established flower and shrub borders, a pathway leads along the left-hand side of the property via a gate to the rear garden.

The rear garden is a particular feature of the property being west facing, predominantly laid to lawn with established flower and shrub borders and fully enclosed by panel fencing. To the far end of the garden there is a hard standing area with a useful storage shed.

