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DETACHED FAMILY HOUSE

£725,000



Portchester Road, Bournemouth, Dorset, BH8 8JT

Detached Residence * 264 Sq'M/2841 Sq'Ft

- * Six Bedrooms * Four Reception Rooms *
- * Kitchen & Utilities Kitchen * Two Cloakrooms *
- * Bathroom & Shower Room * Driveway & Garage *
- * Preserved Character Features * Superb Gardens *
- * **C'Tax F** * **New Central Heating System** *

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses & bay windows where appropriate.

Portchester Road, Bournemouth, Dorset, BH8 8JT:

Secluded frontage with an array of mature and established trees, bushes and screening shrubs. Dropped pavement to driveway providing for multiple vehicles. Detached garage with up-and-over door.

Lawned front garden with flowering shrubs and side access gate giving access to rear garden. Glazed entrance porch with tiled flooring and feature vaulted ceiling leads via secondary glazed door to:

Entrance Hallway: Plain naturally coved ceiling with picture rail, plaster centre ceiling rose and ceiling light point. Radiator. Feature leaded window to side aspect.

Reception Room One: **16' 9 x 15' 10 / 5.11m x 4.83m (approx')**. Plain naturally coved ceiling, picture rail, plaster centre ceiling rose and ceiling light point. Three wall light points, radiator and fire surround. Turreted bay sash windows to front and side aspects.

Reception Room Two (Gym): **16' 9 x 14' 10 / 5.11m x 4.52m (approx')**. Plain naturally coved ceiling, picture rail, plaster centre ceiling rose and ceiling light point. Fire surround with open fire. Sash bay window to front aspect. Radiator. Television/media point.

Reception Room Three (Dining Room): **15' 2 x 12' 2 / 4.62m x 3.71m (approx')**. Naturally coved and papered ceiling with picture rail and plaster centre ceiling rose and ceiling light point. Fire surround. Character sash bay windows to side aspect. Radiator. Wash hand basin.

Reception Room Four: **12' 9 x 12' 2 / 3.89m x 3.71m (approx')**. Plain ceiling with ceiling light point. Character sash window to rear aspect. Recessed fire surround and radiator.

Utility Room: **7' 2 x 6' 4 / 2.18m x 1.93m (approx')**. Plain ceiling, ceiling light point and two frosted windows to side aspect. Wash basin & space for fridge/freezer. Radiator.

Cloakroom: Ceiling light point. Frosted window to side aspect. Low-level WC and radiator.

Kitchen Utility: **11' 6 x 7' 4 / 3.51m x 2.23m (approx')**. Papered ceiling with ceiling light point. Sash window to side aspect. A range of wall and base mounted units with work surfaces over. One-and-a-quarter bowl single drainer sink unit. Display cabinet to recess. Space and plumbing for washing machine.

Kitchen: **16' 10 x 10' 5 max' / 5.13m x 3.17m max' (approx')**. Papered ceiling with two ceiling light points. Three sash windows to rear aspect and door providing access to garden. A range of base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Space for fridge/freezer, space for range cooker and recessed storage area with further side aspect window. Two radiators.

Staircase from hallway to first floor landing

Landing hallway: Being L-shaped and split levelled with plain naturally coved ceiling with ceiling light point. Feature leaded window to side aspect. Two radiators.

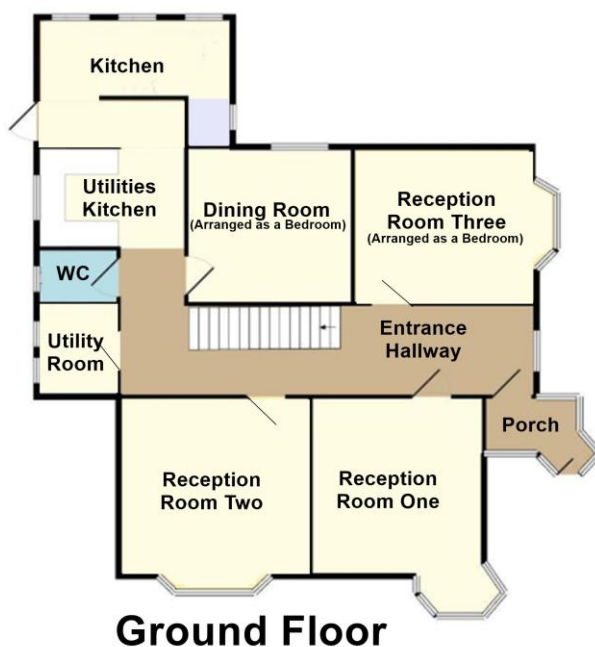
Bedroom One: **16' 9 x 15' 10 / 5.11m x 4.83m (approx')**. Plain naturally coved ceiling with ceiling light point. Character sash turreted bay windows to front and side aspects. Fire surround and radiator.

Bedroom Two: **16' 9 x 14' 10 / 5.11m x 4.52m (approx')**. Plain naturally coved ceiling with ceiling light point. Sash bay windows to front aspect. Fire surround. Radiator.

Bedroom Three: **15' 2 x 12' 2 / 4.62m x 3.71m (approx')**. Plain naturally coved ceiling with ceiling light point. Fire surround. Character sash bay windows to side aspect. 'Jack and Jill' door to bathroom. Radiator.

- Bathroom:** **9' 2 x 7' 2 / 2.79m x 2.18m (approx')**. 'Jack and Jill' door access from bedroom three and landing hallway. Plain corniced ceiling with ceiling light point. Side aspect sash window. Panelled bath with shower mixer tap, pedestal wash hand basin and tiled walls to bath area. Wood laminate flooring and radiator.
- Bedroom Four:** **12' 9 x 12' 2 / 3.89m x 3.71m (approx')**. Plain naturally covered ceiling with ceiling light point. Sash window to rear aspect. Fire surround and radiator.
- Bedroom Five:** **10' 5 x 7' 10 / 3.18m x 2.39m (approx')**. Plain ceiling with ceiling light point. Sash window to rear aspect. Radiator.
- Bedroom Six:** **8' 7 x 8' 5 / 2.62m x 2.57m (approx')**. Plain ceiling with ceiling light point. Sash window to rear aspect. Radiator.
- Shower Room:** **7' 8 x 5' 9 / 2.34m x 1.75m (approx')**. Plain ceiling, ceiling light point. Frosted sash window to side aspect. Shower cubicle with electric shower and tiled walls. Low level WC, pedestal wash hand basin, radiator and splash back tiling. Cupboard housing newly fitted gas central heating boiler and pressurised hot water cylinder.
- Sep' Cloakroom:** Corniced ceiling, ceiling light point and sash window to side aspect. Low-level WC and radiator.
- Rear Garden:** Rear garden being laid mainly to lawn with ornamental pond. Two recently built timber sheds. A good array of mature and established trees, bushes and shrubs providing a good level of screening and privacy from neighbouring properties.

264 Square Metres
2841 Square Feet





Reception Room One



Reception Room Three



Reception Room Two



Utilities Kitchen



Kitchen



Hallway



Landing Hallway



Bedroom One



Character Features Aplenty



Bedroom Two



Bedroom Three



Bedroom Four



Bathroom/Shower Room (Two)



