

FREEHOLD



House - Detached

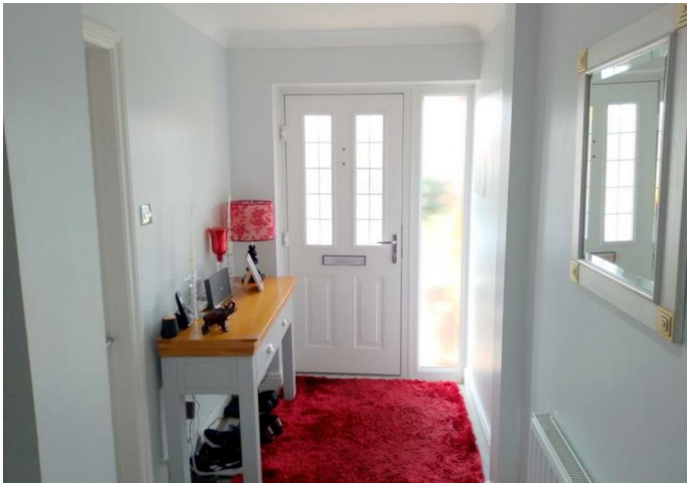
# 5 SUMMERFIELDS, BOURNEMOUTH, BH7 7RN

Asking Price

## £709,950

### FEATURES

- ANNEX WITH INCOME POTENTIAL
- STUNNING KITCHEN BREAKFAST ROOM
- BEAUTIFULLY PRESENTED
- PARKING
- FOUR BEDROOMS, EN-SUITE TO THE MASTER
- CLOAKROOM
- NO ONWARD CHAIN
- WONDERFUL REAR GARDEN



# 5 Bedroom House - Detached located in Bournemouth

## ENTRANCE

On entering this most stunning home via the modern UPVC front door with glazed side panels, you are welcomed into the light and bright hall with Karndean flooring, smooth plastered walls and ceiling, storage cupboard, doors leading to all primary rooms and stairs leading to the first floor.

## CLOAKROOM

A modern cloakroom with part-tiled walls, low level WC, hand basin with vanity storage, Karndean flooring, smooth walls and ceiling, radiator, UPVC window to the front aspect.

## LOUNGE

18'4" x 10'4"

A splendid room with smooth plastered walls and ceiling with coving, radiators, carpeted flooring, Large Upvc window to the front aspect offering a generous amount of natural light, as well as the set of internal glazed doors leading into the kitchen diner.

## KITCHEN/DINER

21'7" x 13'2"

A truly stunning room with a vast amount of wall and floor mounted units in a matt grey with polished chrome handles, wood effect worktops and breakfast bar, Karndean flooring, induction hob with extractor fan, smooth plastered walls and ceiling, spaces for a selection of white goods, integrated high level fan oven UPVC window to the side and rear aspects, UPVC sliding doors onto the rear garden, archway leading into the utility area.

## UTILITY AREA

10'7" x 6'7"

A truly useful area with extra kitchen storage and larder style cupboards, space for a

large double American style freezer, built-in wine cooler, twin UPVC window to rear aspect, door leading into the utility Room.

## UTILITY ROOM

8'2" x 6'1"

UPVC window to the side aspect, door leading onto the rear garden. stainless steel sink, a selection of wall and floor mounted units, wood effect worktops, plumbing for a selection of white goods.

## FIRST FLOOR LANDING

Smooth plastered walls and ceiling, loft hatch, doors leading to all primary rooms.

## MASTER BEDROOM

12'11" x 11'0"

A very well presented master bedroom, carpet flooring, smooth walls and ceiling with coving, UPVC window to front aspect.

## EN-SUITE

9'10" x 6'1"

A stunning en-suite with fully tiled walls and floor, walk-in double shower (also fully tiled), hand basin with vanity storage, low level WC, heated towel rail, UPVC window to front aspect.

## BEDROOM 2

11'8" x 11'0"

A further double bedroom with smooth walls and ceiling, radiator, fitted wardrobes with sliding doors, UPVC window to the rear aspect.

### BEDROOM 3

11'8" x 7'10"

A nice size bedroom with smooth ceiling and walls, radiator, spaces for a selection of bedroom furniture, UPVC window to the rear aspect.

### BEDROOM 4

8'4" x 7'3"

Generous single bedroom, currently used as a home office, carpet flooring, smooth plastered walls and ceiling, radiator, UPVC window to the side aspect.

### BATHROOM

9'10" x 5'3"

A superb family bathroom with fully tiled walls, tiled effect flooring, extractor fan, heated towel rail, hand basin with vanity storage, low level WC, bath with glazed shower screen, UPVC window to the front aspect.

### ANNEXE - LOUNGE

19'7" x 9'8"

The annexe is a truly wonderful area of the property with an open plan living area and a separate bedroom and shower. The annexe has its own private entrance, front seating area and parking. The kitchen has a good selection of wall and floor mounted units, radiator, path leading to the rear garden, There is income potential from the annexe (figures TBC), but ideally would be suitable for a family member(s)





SIMPSONS ESTATE AGENTS | 85 CASTLE LANE WEST, BOURNEMOUTH, BH9 3LH



### ANNEXE - BEDROOM

12'10" x 7'0"

A nice size bedroom with smooth plastered walls and ceiling, radiator.

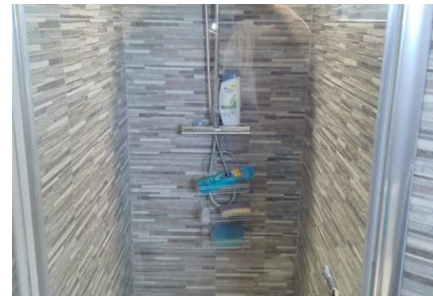
### ANNEXE - SHOWER ROOM

7'0" x 6'5"

A very well appointed double shower room with walk-in shower, part-tiled walls, hand basin, low level WC, UPVC window to the front aspect, heated towel rails.

### OUTSIDE SPACE

The front has parking for three vehicles, tarmac driveway, lawned area with mature shrubs, side gate to the rear garden and private seating area and access to the annexe. The annexe has its own private patio with access to the rear garden via a private gate that also offers access to the rear garden. The rear garden is a sun trap and private, Astro lawn, patio seating area, raised flower beds, all boarded with 6ft fencing.



Call us on

01202 532556

[sales@simpsonsestateagents.com](mailto:sales@simpsonsestateagents.com)

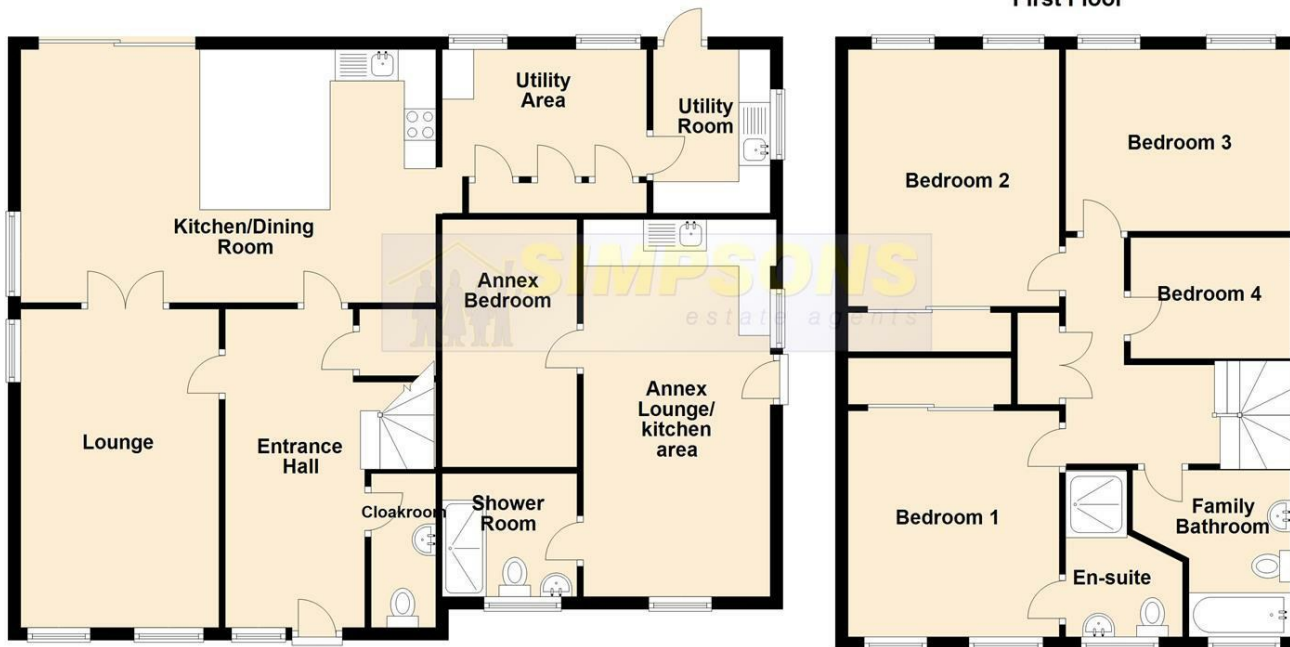
[www.simpsonsestateagents.com](http://www.simpsonsestateagents.com)

Council Tax Band

**G**

Ground Floor

First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

