



22 De Lisle Road

, Bournemouth, BH3 7NF

Price Guide £585,000



## Road Map



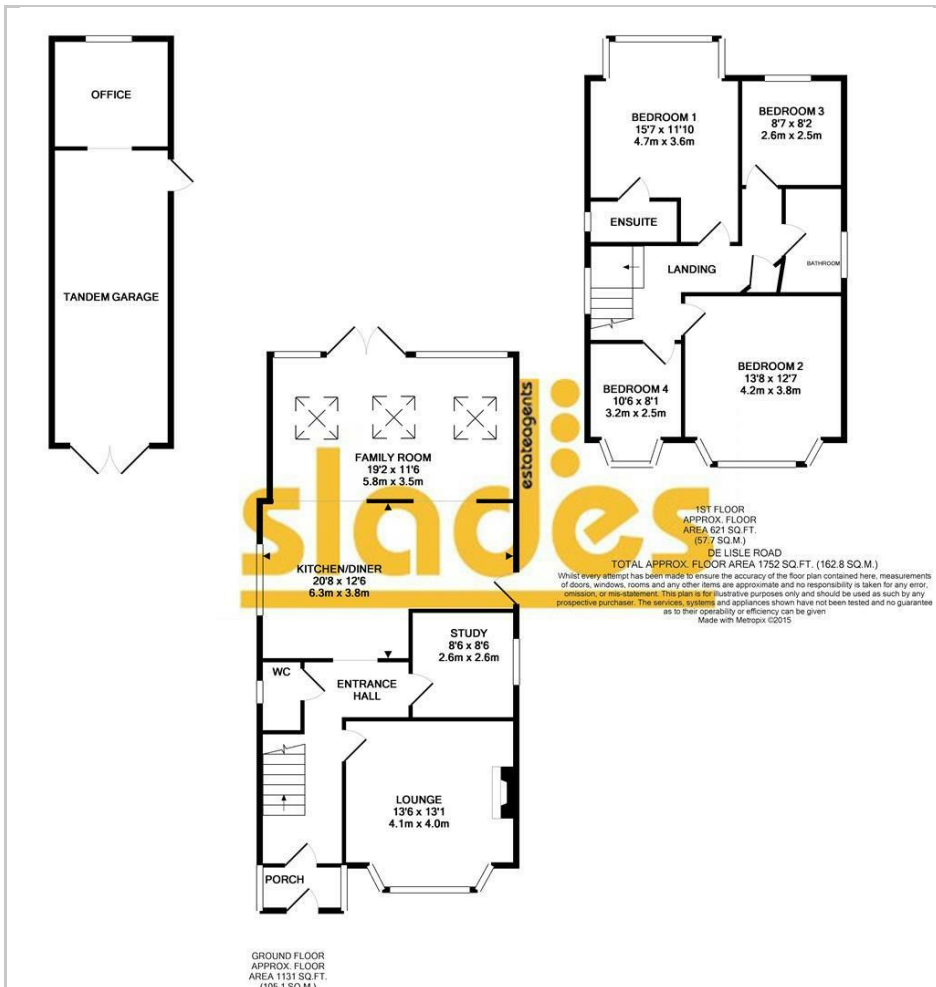
## Hybrid Map



## Terrain Map



## Floor Plan



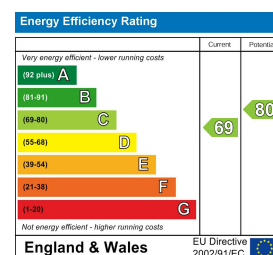
- DETACHED HOUSE IN SOUGHT AFTER BH3 LOCATION
- BRIGHT & SPACIOUS LIVING ROOM
- GROUND FLOOR STUDY
- RECENTLY INSTALLED MODERN KITCHEN
- 19ft FAMILY ROOM
- MASTER BEDROOM WITH ENSUITE
- FAMILY BATHROOM
- THREE FUTURE BEDROOMS
- PRIVATE REAR GARDEN
- TANDEM GARAGE/ POSSIBLE HOME OFFICE

## 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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**\*\* PRICE GUIDE £585,000 - £600,000 \*\* An extended and very well presented 4 BEDROOM detached family home in one of BH3 most sought after roads. VENDOR SUITED**



The accommodation with approximate room sizes comprises of a uPVC entrance porch with feature glazed panel and glazed surround, tiled step and further part glazed uPVC front door with glazed side screens leading to

#### RECEPTION HALL

with coved ceiling, lights and dado rail. Radiator, under stairs storage cupboard housing the electricity meter and consumer unit and laminate flooring. Doors to

#### CLOAKROOM

with wall light, frosted glazed uPVC window to the side elevation and a modern white suite comprising of a close couple WC with dual central flush and modern vanity style sink unit with chrome pillar tap with storage cupboard beneath. Tiled splash back and chrome heated towel rail. Tile effect flooring.

#### LARGE OPEN PLAN KITCHEN/ DINING/ FAMILY ROOM

having a coved ceiling with inset spot lights and pendant lighting. Convection radiators and further modern vertical radiator, three glazed roof lights and large uPVC window with central casement doors leading out onto the rear decking and garden beyond. Tiled flooring and a modern range of matching wall and base level cabinets with polished stone working surfaces and matching up-stands with inset 1 ¼ bowl stainless steel underhung sink with chrome pillar tap over.

Island unit housing the 5 burner gas hob and 2 eye level built in ovens plus combination/ microwave oven. Integrated dishwasher and matching UTILITY CUPBOARD providing space and plumbing for washing machine and adjacent wall hung boiler. Further frosted glazed uPVC trades door to the side elevation.

#### LIVING ROOM

with coved ceiling and central light, two wall lights, feature fireplace surround with polished stone back plate and hearth and fitted living flame gas fire. Radiator with thermostatic valve and uPVC double glazed bay window to the front elevation.

#### STUDY

with coved ceiling and inset spot lights, stylish wall radiator with thermostatic valve and uPVC double glazed window to the side elevation. Built in sliding door storage cupboard with additional shelving space.

#### FIRST FLOOR LANDING

A staircase from the entrance hall leads to the bright and spacious first floor landing with coved ceiling and light, smoke alarm and large frosted glazed uPVC window to the side elevation. Access to loft space and full height built in AIRING CUPBOARD housing the mains pressure hot water cylinder complete with immersion heater and slatted shelving over providing airing space.

#### BEDROOM ONE

with coved ceiling and central light, radiator with thermostatic valve and uPVC double glazed square bay window to the rear elevation. A range of modern built in full height sliding door wardrobes and adjoining door into the

#### EN SUITE SHOWER ROOM

with ceiling light, fully tiled walls and frosted glazed uPVC window to the side elevation. A modern white suite comprising of a close couple WC with dual central flush, pedestal wash hand basin with chrome ¼ turn taps and walk-in shower cubicle with glazed screen and wall integrated thermostatically controlled power shower. Chrome heated towel rail and laminate effect flooring.

## BEDROOM TWO

with coved ceiling and central light, radiator with thermostatic valve and a range of modern built in sliding mirrored door wardrobes providing hanging and shelving space and uPVC double glazed bay window to the front elevation.

## BEDROOM THREE

with coved ceiling and central light, radiator with thermostatic valve and uPVC double glazed window to the rear elevation.

## BEDROOM FOUR

with coved ceiling and central light, radiator with thermostatic valve and uPVC double glazed bay window to the front elevation.

## FAMILY BATHROOM

inset LED spotlights and fully tiled contrasting walls. Frosted glazed uPVC window to the side elevation, extractor unit and shaver point. Modern four-piece suite comprising of a panel enclosed bath with chrome mixer taps and hand held shower attachment over. Vanity style sink unit with centrally mounted chrome pillar tap and useful storage cupboard beneath. Close couple WC with dual central flush and corner walk in shower cubicle with thermostatically controlled

shower valve and retracting glazed screen. Chrome heated towel rail.

## OUTSIDE

A low level brick wall with coping stones over encloses a raised flower bed area to the front of the property whilst the remainder of the forecourt is hardstanding providing ample OFF ROAD PARKING for numerous cars. A driveway leads along the left hand side of the property via a pair of timber gates to the TANDEM GARAGE with an up an electric up and over door. To the rear there is a store room or potentially further HOME OFFICE. Power and lighting is provided together with a further trades doors to the side.

Immediately abutting the rear of the property there is a good sized decking area, centrally there is a level lawned area and at the rear there is a large patio & Gazebo area. The whole garden enjoys a vast amount of privacy from well maintained shrubs and fencing.



