Roberts

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Sales, Lettings & Block Management

EXTENDED FAMILY HOUSE

£450,000

Ibbertson Road, Bournemouth, Dorset, BH8 0JA

Total Floor Area: 136 Sq'M / 1468 Sq'Ft

* Versatile Accommodation * Three/Four Bedrooms *
* Exemplary 26ft4"x17ft6" Open Plan Living Space *
* Living Space with Bi-Folds & Underfloor Heating *
* Generous Parking * Wooded Backdrop Garden *
* Garden Lodge & Office Studio * Chain Free *
*** EPC C-Rated * Council Tax Band B ***

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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.

Ibbertson Road, Bournemouth, Dorset, BH8 0JA:

Front of property laid to block paving providing off road parking for multiple vehicles 33ft x 27ft / 10m x 8.2m (approx'). Electric car charge point. Side gate to rear garden. Composite front door leads into:

Entrance Hallway: Plain ceiling with ceiling light point and mains wired smoke detector. High level UPVC double-glazed window to side aspect. Central heating thermostat and single panelled radiator. Access to under stairs storage cupboard with drawered storage. Further cupboard housing electric meter and fuseboard.

Open Plan Kitchen & Living: 26' 4 x 17' 6 / 8.03m x 5.33m (approx').

Kitchen Area: **17' 6 x 11' 1 / 5.33m x 3.37m (approx').**
Plain ceiling with recessed low level down lighting, mains wired heat detector and fitted extractor. UPVC double-glazed frosted window and door to side aspect. A range of wall and base mounted units with quartz work surfaces and upstand. Feature island with breakfast bar. Tall boy storage cupboards and fitted shelving. Single bowl single drainer sink unit with mixer tap and motif tiled splashback. Cupboard housing gas central heating boiler and underfloor heating controls. Integrated 'Hot Point' dishwasher, space and plumbing for washing machine. Integrated one-and-a-half 'AEG' electric oven and five burner induction hob. Space for American larder fridge/freezer. Engineered oak wood flooring.

Lounge Area: **15' 9 x 15' 3 / 4.80m x 4.64m (approx').** Plain ceiling with recessed low level down lighting and mains wired smoke detector. UPVC double-glazed bi-folding doors to rear garden. TV/media point and engineered oak wood flooring.

Dining Room (Bedroom Four): **13' 10 x 10' 11 / 4.23m x 3.33m (approx').** Plain ceiling, ceiling light point & UPVC double-glazed bay window to front aspect and double panelled radiator.

Staircase from hall to first floor landing

Landing: At half landing UPVC double-glazed window to side aspect. Plain ceiling with ceiling light point, mains wired smoke detector & hatch providing access to loft.

Bedroom One: **14' x 12' / 4.27m x 3.66m (approx').** Plain ceiling with ceiling light point. UPVC double-glazed window to front aspect. Double panelled radiator. Fitted closet above stairwell. Floor to ceiling triple wardrobes with hanging rail, drawered storage and overhead storage. Double panelled radiator.

Bedroom Two: **10' 9 x 9' 10 / 3.28m x 3.01m (approx').** Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.

Bedroom Three: **10' x 7' 2 / 3.06m x 2.19m (approx').** Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.

Bathroom: **8' x 5' 4 / 2.44m x 1.62m (approx').**
Plain ceiling with two ceiling light points. Two frosted UPVC double-glazed windows to side aspect. Shower bath with mixer tap and electric shower over. Vanity unit with inset wash hand basin and low-level WC. Fully tiled walls, tiled flooring and chromed heated ladder style towel rail.

Rear Garden: Feature sandstone patio extending via pathway to an additional patio giving access to outbuildings. Gabion walling and an area of garden laid to lawn.

Garden Lodge:

Studio Area: 11’ 3 x 11’ 3 / 3.44m x 3.44m (approx.’). UPVC double-glazed double doors and side aspect window. Plain sloping ceiling with recessed down lighting and mains wired smoke detector. Wall mounted electric heater.

Dressing Lobby: Plain ceiling with recessed low level down lighting and mains wired smoke detector. Being shelved with hanging rails. Door leads to:

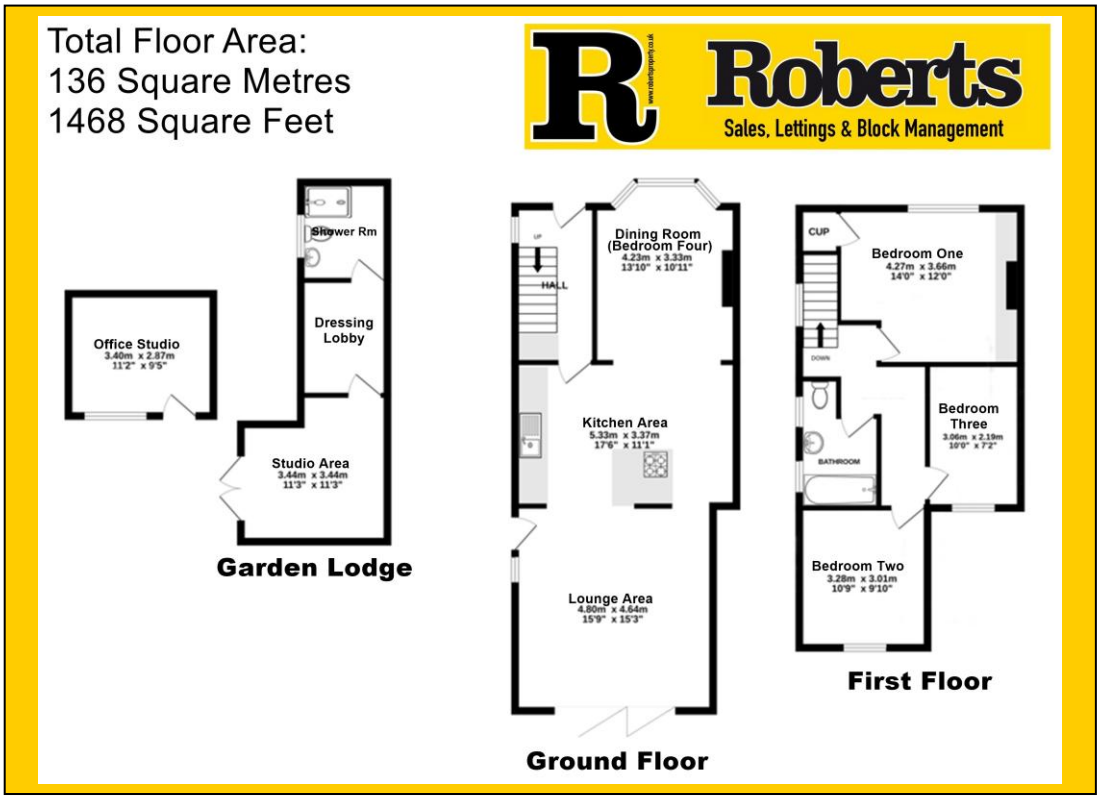
Shower Room: Plain ceiling with ceiling light point and fitted extractor. Frosted UPVC double-glazed window to side aspect. Double shower cubicle with fitted electric shower. Triton water heater. Vanity unit with inset wash hand basin and low-level WC. Fully tiled walls to shower and sink, wood flooring and electrically heated ladder style towel rail.

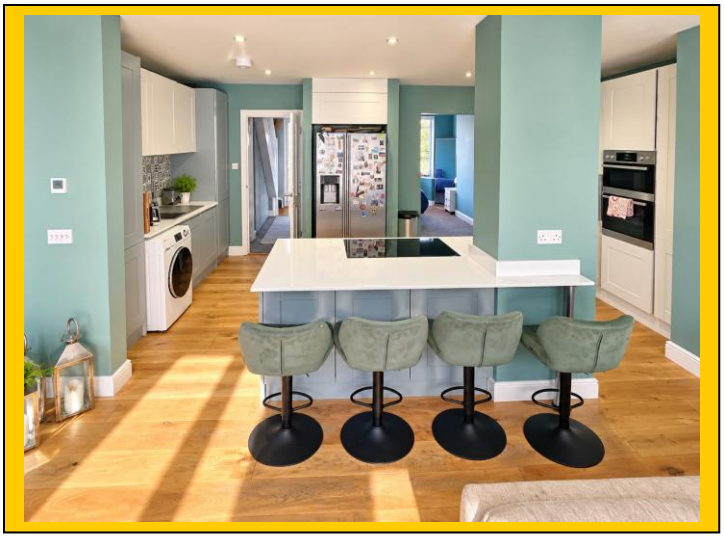
Office Studio:

11’ 2 x 9’ 5 / 3.40m x 2.87m (approx’).
Pitched ceiling with ceiling light point. Power and light.

Brick Shed:

Positioned to the side of the property & easily accessible via the side aspect gate to the front of the property. UPVC double-glazed door, power and light.





Office Studio

Garden Lodge