

74 Portchester Road

, Bournemouth, BH8 8LA

Price Guide £900,000

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Road Map



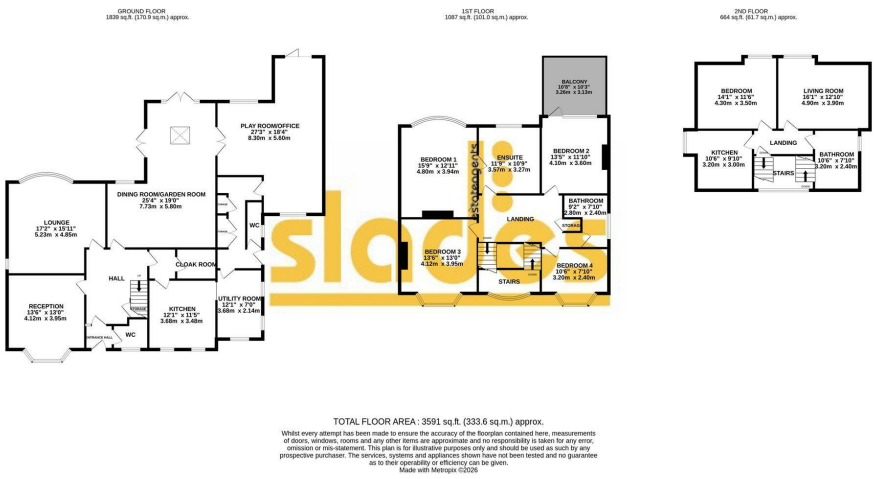
Hybrid Map



Terrain Map



Floor Plan

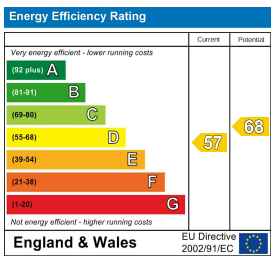


- Substantial Gentlemen's Residence within sought after BH8 location
- Spacious Lounge
- Impressive 25ft Garden Room with Feature Roof Light
- Stylish Kitchen with Separate Utility Room
- 4 First Floor Bedrooms with Generous 'Jack & Jill' Bathroom
- Private Roof Terrace Overlooking Garden
- Top Floor In house Annex Ideal for Teenagers or Extended Family
- Beautiful Maintained South/West Facing Garden
- In & Out Carriage Driveway with EV Charging Point
- Close to Bournemouth Train Station & Town Centre

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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**** PRICE GUIDE £900,000 - £950,000 ** A superb opportunity to acquire this substantial 5/6 BEDROOM double-fronted detached family home, arranged over three spacious floors. Offering generous and versatile living accommodation throughout, this impressive GENTLEMANS RESIDENCE is ideal for a modern family living. Viewing highly recommended.**

The accommodation with approximate room sizes comprises of the original canopied entrance porch with decorative stained and leaded glazed front door to the

ENTRANCE LOBBY

with cloaks hanging space, decoratively tiled floor and door to

CLOAK ROOM

with ceiling light, uPVC leaded and stained double glazed window to the front elevation, part tiled walls to feature dado tile and period suite comprising of a pedestal wash hand basin and close couple WC. Matching tiled floor.

From the entrance lobby a feature, decoratively stained and leaded glazed door with matching side screen leads to the

RECEPTION HALL

having deep moulded ceiling cornice, picture rail, pendant light and convection radiator with thermostatic valve and display mantel over. Wood flooring which continues throughout the majority of the ground floor and useful understairs storage cupboard. Original feature doors to

LIVING ROOM

with deep moulded ceiling cornice, picture rail and central pendant light. Further wall lights, continuous wooden floor from the hallway. Period radiator and decorative fireplace surround with columns polished stone backplate and matching hearth with open grate. Decorative stained and leaded window to the side elevation and floor to ceiling uPVC double glazed windows within the curved rear bay window overlooking the garden.

DINING / FAMILY ROOM

with deep moulded ceiling cornice, picture rail and decorative ceiling detail. Feature leaded glazed roof light. Mock panelled walls and continuous wooden flooring from reception hall. Two convection radiators both having thermostatic valves. Decorative dual mantel fireplace surround with deep display mantels, decoratively tiled backplate and matching hearth and fitted electric fire. Serving hatch. Dual aspect uPVC double glazed casement doors to the side and rear patios and adjoining panel glazed doors to

GAMES/ HOBBIES ROOM

with naturally coved ceilings, numerous pendant lights and modern radiators with thermostatic valves. Laminate flooring. uPVC double glazed windows to the front and rear elevation together with bifold doors providing access onto the raised rear deck area and garden beyond. Adjoining door to

INNER HALLWAY/ UTILITY AREA

with space for freestanding American style fridge freezer, airing cupboard with large factory lagged hot water cylinder and immersion heater. Also with further storage space. Adjoining door to the kitchen area

From the reception hall a doorway leads to a further inner lobby and a further internal room with cloaks and further storage space before entering the

KITCHEN

with deep moulded ceiling cornice and two light fittings, convection radiator with thermostatic valve and display mantal over. Extensive range of modern matching wall and base level cabinets with polished stone working surfaces and matching upstands incorporating an under hung single stainless steel bowl sink and matching drainer. Space for freestanding cooker range with extractor hood over, integrated dishwasher and integrated under counter fridge. Kickboard heating and limestone effect flooring. Central island unit. Archway though to

UTILITY AREA

with further range of matching floor and base level cupboards, matching working surfaces and splashbacks and under hung stainless steel sink and draining board. Wall hung 'Worcester' gas central heating boiler and space for concealed under counter appliances. Dual aspect uPVC double glazed windows to the front and side elevations. Frosted glazed uPVC door the rear lobby. Secondary downstairs WC and uPVC double glazed door to outside.

FRONT RECEPTION ROOM

with deep moulded ceiling cornice, central pendant light, picture rail, continuous wooden flooring from the entrance hall and convection radiator with thermostatic valve. Decorative fireplace surround with deep display mantel, inset mirrors, polished stone backplate and hearth and uPVC double glazed bay window to the front elevation.

from the reception hall a feature galleried stairwell leads to the three quarter landing with large decoratively stained and leaded glazed oriel style bay window to the front elevation. Further stairs to the bright and spacious first floor landing having deep moulded ceiling cornice, picture rail, pendant lighting. Airing cupboard and doors to

MASTER BEDROOM

with moulded ceiling cornice and central pendant light, curved uPVC double glazed bay window overlooking the rear garden. Convection radiator with thermostatic valve and adjoining door to

'JACK AND JILL' style BATHROOM

having moulded ceiling cornice and central light fitting, convection radiator with thermostatic valve and large uPVC double glazed window to the rear elevation. Period style suite comprising of a roll top Ball & Claw foot bath with period mixer taps and shower attachment, high level WC, large pedestal wash hand basin and large walk in shower cubicle with folding glazed screen and thermostatically controlled overhead shower valve. Part tiled walls and ceramic tiled floor.

BEDROOM TWO
with moulded ceiling cornice, picture rail and central pendant light. Convection radiator with thermostatic valve and uPVC double glazed window to the rear elevation. Vanity style sink unit. Fully glazed uPVC door leading onto the rear South facing balcony with surround balustrade and tiled floor overlooking the rear garden.

BEDROOM THREE
with deep moulded ceiling cornice, picture rail and central pendant light. uPVC double glazed bay window to the front elevation, convection radiator with thermostatic valve.

BEDROOM FOUR
with central pendant light, picture rail and uPVC double glazed bay window to the front elevation.

FAMILY BATHROOM
with two ceiling lights and part tiled walls to dado height. Frosted glazed uPVC window to the side elevation. White suite comprising of a pedestal wash hand basin with chrome taps and close couple WC. Bath unit with period mixer taps and shower attachment. Large walk in shower cubicle with dual head and body pumps, retracting glazed screen and chrome heated towel rail. Ceramic tiled floor.

from the first floor landing a further staircase leads to the upper (2nd floor) landing with uPVC double glazing window to the front elevation and access to further accommodation which is currently arranged as a SELF-CONTAINED FLAT (Annexe) offering

LIVING ROOM
with wall and ceiling lights, convection radiator with thermostatic valve and uPVC double glazed window overlooking the rear garden.

BEDROOM
with ceiling light, convection radiator with thermostatic valve and uPVC double glazed window to the rear Southerly elevation.

KITCHEN
with ceiling light and solid wood finished kitchen units with built in four ring electric hob and large sink unit. uPVC double glazed window to the side elevation.

BATHROOM
with ceiling light, Velux style window. Suite comprising of a off set corner bath unit with chrome mixer taps and shower attachment over, pedestal wash hand basin with chrome taps and close couple WC. Chrome heated towel rail. Part tiled walls with feature dado style tile. Laminate flooring.

OUTSIDE
The property has a large frontage on to Portchester Road with a carriage style driveway enclosed behind a mature well maintained hedge. The front garden is laid to lawn with established flower and shrub boarders. there is ample off road parking.
The rear garden is particular feature of the property with a good sized patio area immediately abutting the property. Whilst the remainder of the garden is predominately lawn with established and well maintained flower and shrub boarders. There is a large pond with a waterfall feature. Large summer house and storage shed to the rear.
The garden enjoys a Southerly aspect and a good measure of privacy.







































