

FREEHOLD



House - Detached

# 10 CHESILBOURNE GROVE, BOURNEMOUTH, BH8 0BA

Asking Price

## £449,000

### FEATURES

- MODERN KITCHEN
- EN-SUITE
- HIGHLY SOUGHT AFTER AREA
- CLOAKROOM
- STUNNING FAMILY BATHROOM
- CONSERVATORY
- CLOSE TO THE GRAMMAR SCHOOL
- GARAGE & DRIVEWAY, EV charger



# 3 Bedroom House - Detached located in Bournemouth

## ENTRANCE

On entry to the property via a modern UPVC composite style door with glazed inlay into the hallway with smooth plastered walls and ceiling, radiator, laminate style flooring and doors leading to the utility area.

## UTILITY ROOM

Smooth plastered walls and ceiling, coving, wood effect flooring, sink and plumbing for a washing machine and/or other.

## LOUNGE

19'4" x 11'5"

A beautifully presented room with smooth plastered walls and ceiling with coving, feature fireplace, active wood burner and large selection of bespoke fitted storage and shelving, stylish wood effect flooring, radiator, large UPVC generous box bay window to the front aspect, stairs leading to the first floor accommodation and door leading into the kitchen/diner.

## KITCHEN /DINER

15'1" x 8'2"

A wonderful and well appointed recently updated kitchen/diner with smooth plastered walls and ceiling, a generous selection of wall and floor mounted units in a gloss blue with composite marble effect work surfaces with integrated sink, integrated full size dishwasher and fridge/freeze, extractor fan, 5 ring Gas hob burner, electric fan oven, tiled splashback. radiator, wood effect flooring, radiator. The Worcester boiler is also situated within the kitchen area. UPVC window to the rear aspect, French style UPVC patio doors giving access into the conservatory.

## CONSERVATORY

7'6" x 9'10"

A very nice addition to this already spacious home which has a tinted Polycarbonate roof, UPVC window, radiator, power and lighting, wood effect flooring and a further set of UPVC French style patio doors leading onto the rear garden.

## LANDING

Smooth plastered walls and ceiling, downlights, coving, UPVC window to side aspect, over stairs storage housing the hot water tank, doors leading to the accommodation, loft hatch.

## BEDROOM I

11'5" x 8'10"

A very well appointed bedroom with smooth plastered walls and ceiling, coving, radiator, built-in bedroom furniture, fitted wardrobes with sliding mirrored doors, a selection of bespoke built-in storage. UPVC window to the front aspect, door leading into the recently updated en-suite.

## EN-SUITE

4'11" x 4'3"

A stunning and recently updated en-suite with a walk-in shower, fully tiled shower splashback, smooth ceiling with downlights, extractor fan, UPVC window to the side aspect, modern low level WC, hand basin with vanity storage, tiled flooring, heated towel rail.

## BEDROOM 2

8'2" x 8'2"

A further generous size bedroom with smooth ceiling and coving, radiator, carpet flooring, ample space for a selection of bedroom furniture, UPVC window to the rear aspect.

## BEDROOM 3

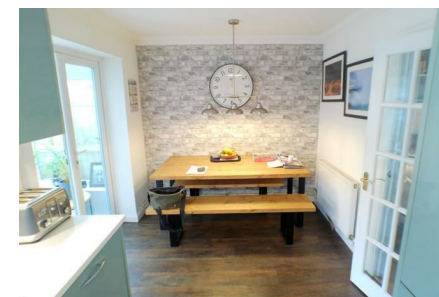
8'6" x 6'6"

A very well presented generous third bedroom, currently used as a home office, with smooth plastered walls and ceiling, coving, radiator, UPVC window to the rear aspect.

## FAMILY SHOWER ROOM

5'10" x 6'2"

A stunning, and again, recently updated family shower room, double walk-in shower in contrasting black, fully tiled walls and splashback, modern low level WC, radiator, hand basin with vanity storage, heated towel rail in black, tiled flooring, downlights, extractor fan, UPVC window to the front aspect.





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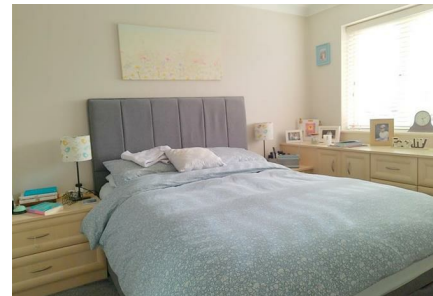


## OUTSIDE SPACE

The front is laid to lawn with a selection of mature shrubs, block paved drive leading to the garage and side gate offering access to the private and not overlooked rear garden. The rear garden is mainly laid to hard standing with a large selection of mature shrubs, all boarded with 6ft fencing, side door into the garage, The garage has been re-designed as a home office, but retains the up and over door.

## AML CHECKS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, SmartSearch will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), SmartSearch will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £35 + VAT per person will apply for these checks.



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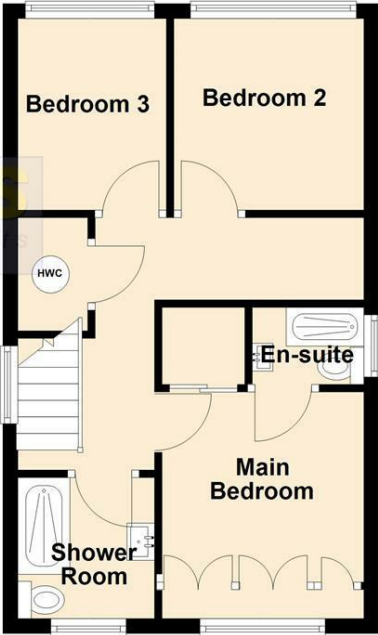
Council Tax Band

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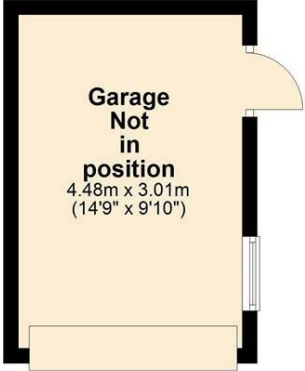
Ground Floor



First Floor



GARAGE



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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.

