



**31 New Road, Bournemouth, Dorset. BH10 7DW**

**£579,950**



**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton. Hampshire.  
BH25 6DQ  
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*This impressive four-bedroom, two-reception-room "Tardis-style" home offers deceptively spacious accommodation, enhanced by higher-than-average ceilings that create bright, airy interiors. Recently modernised throughout to an excellent standard by the current owner, the property combines contemporary comfort with generous living space. Occupying a sizeable south-west-facing plot, the home enjoys excellent privacy, being well screened from neighbouring properties. This is an ideal opportunity for those seeking a modern, spacious property in a desirable setting within 4.3 miles of Bournemouth Town Centre and 2.9 miles of Castlepoint shopping centre.*





ENTRANCE HALL

Two outside wall lanterns illuminate the front door entrance providing access to the newly fitted double glazed composite front door. Spacious in size with the property benefiting from higher than average ceilings throughout the property. Attractive tiled flooring which continues with a carpeted area threequarters of the way down. Three ceiling lights, coved and smooth finished ceiling, access to loft is vast in size and could be converted if required, double panelled radiator, wall mounted central heating programmer thermostat, power points, telephone point, second radiator with ceiling vaulting up and is flooded by natural light via a Velux style window with balustrade staircase to first floor landing and multi-glazed door provides access to:

SITTING ROOM (14' 11" X 19' 3") OR (4.54M X 5.88M)

Coved and smooth finished ceiling, ceiling light point, recently fitted sliding patio doors providing access to the patio and South facing rear garden. Attractive Hamlet multi-fuel stove with attractive marble hearth and mantel. Two wall lights above. Main ceiling light point, two modern double panelled radiators, power points and square opening provides access to:

STUDY (11' 9" X 3' 4") OR (3.59M X 1.01M)

Providing access to storage area currently used as a study.

KITCHEN (13' 11" X 14' 4") OR (4.25M X 4.38M)

A fantastic sized square family kitchen providing room for a central sizeable central breakfast table, coved and smooth finished ceiling with numerous ceiling downlights and central light. Comprehensive range of hand painted kitchen units with laminated working surfaces with ceramic one and a half bowl sink unit in white with single drainer and chrome effect swan necked mixer tap above. Tiled splash back, floor standing Range style cooker with seven burner hob, three ovens, warming drawer and grille with extractor above. Space and recess for American style fridge/freezer. Double opening pantry cupboard, integrated dishwasher, space for under counter fridge, glazed display cabinets, provisions for wall mounted TV, numerous power points. Dual aspect room with double glazed windows overlooking rear and side garden and double glazed door providing access to side patio and garden. Storage drawers, power points, under unit lighting.

UTILITY ROOM (7' 9" X 7' 1") OR (2.37M X 2.17M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window overlooking the side garden, wall mounted Vaillant gas fired central heating boiler with concealed gas meter to one side, space and plumbing for automatic washing machine, space for additional fridge/freezer or chest freezer, door provides access to linen cupboard, Drayton central heating thermostat, display shelving, tiled flooring, fully tiled walls.

DINING ROOM (11' 11" X 10' 3") OR (3.63M X 3.13M)

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window overlooking side garden aspect. Single radiator with independent thermostat. Louvre door provides access to hot water cylinder, fitted shelving providing generous linen storage space.

BEDROOM 2 (11' 11" X 11' 11") OR (3.64M X 3.63M)

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed bay window facing front aspect with double panelled radiator with independent thermostat beneath, range of mirror fronted wardrobes to one wall, power points.

BEDROOM 3 (11' 11" X 8' 2") OR (3.62M X 2.48M)

Coved and smooth finished ceiling, ceiling light point. Attractive UPVC double glazed bay window facing front aspect, radiator beneath with independent thermostat, power points, range of mirror fronted wardrobes to one wall.

BEDROOM 4 (11' 11" X 11' 10") OR (3.62M X 3.61M)

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window facing side aspect, power points, radiator.

G/F BATHROOM (11' 9" X 7' 10") OR (3.59M X 2.39M)

Coved and smooth finished ceiling, tiling to threequarters height. Quality fitted bathroom suite with fully glazed shower cubicle with shower mixer and adjustable shower attachment, overhead rainwater shower. Low level WC with push button flush. Pedestal wash hand basin with monobloc mixer tap and pop-up waste. Full size bath tub with separate mixer taps and separate filler, shower attachment and pop-up waste. Range of fitted bathroom cabinets and recessed mirrors with concealed light. Opaque double glazed window facing side aspect. Fully tiled flooring, chrome effect heated towel rail, wall mounted mirror.

BEDROOM 1 (14' 9" X 11' 10") OR (4.49M X 3.61M)

Situated on the first floor, slopes gently to two sides. Smooth finished ceiling, UPVC double glazed overlooking rear garden aspect. Eaves storage cupboards, double panelled radiator with independent thermostat. Recessed wardrobe area, power points, ceiling light and door provides access to:

EN SUITE (7' 6" X 6' 10") OR (2.28M X 2.08M)

Fully tiled walls, smooth finished ceiling, ceiling light, Velux style window flooding the room with natural light. Pedestal wash hand basin with vanity unit beneath with pop-up waste and monobloc mixer tap. Low level WC with push button flush. Double ended bath with tiled surround with mixer tap and pop-up waste, heated chrome effect towel rail.

OUTSIDE

Double opening six foot gates provide access to a sizeable gravel drive providing plenty of turning space and parking for numerous vehicles which continues to one side of the property. Front boundary is enclosed by brick walling and panelled fencing providing screening from New Road with an abundance of shrub borders adjoining. Remainder of the garden is laid to lawn and gate to one side of the property provides access to the side garden laid to lawn enclosed by 6ft high panelled fencing with shrub borders to one side and path provides access to Kitchen side door which leads to side patio and leads to:



REAR GARDEN

A fantastic sized rear garden well screened from any neighbouring properties, enclosed by panelled fencing with mature shrubbery to the rear boundary providing screening from neighbouring properties. Sizeable GARDEN WORKSHOP to one corner with path providing access to Shed, patio adjoins the rear of the property and additional garden continues to remaining side of the property which is part gravel with additional storage shed and is fenced off from the front garden and main driveway.

DIRECTIONAL NOTE

From our offices BH25 6DQ, turn left onto Old Milton Rd At the roundabout, take the 1st exit and stay on Old Milton Rd, Turn right onto Old Milton Grn/A337, Continue to follow A337, At Milestone Roundabout, take the 1st exit onto Lymington Rd/A337 Continue to follow A337, At Hoburne Roundabout, take the 2nd exit onto Highcliffe Rd/A337, at Somerford Roundabout, take the 2nd exit onto Christchurch Byp/A35, at Stony Ln. Roundabout, take the 3rd exit and stay on Christchurch Byp/A35, at Fountain Roundabout, take the 5th exit onto Bargates/B3073, at Hurn Bridge roundabout, take the 1st exit onto Parley Ln/B3073, Slight left towards Parley Ln/B3073, Merge onto Parley Ln/B3073, Continue to follow B3073, Turn left onto New Rd/A347, Your Destination will be on the right.

PLEASE NOTE

Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase. her information.

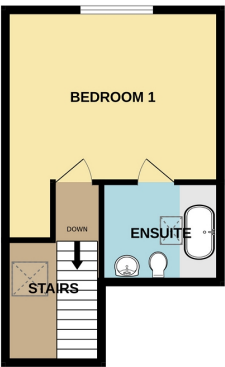
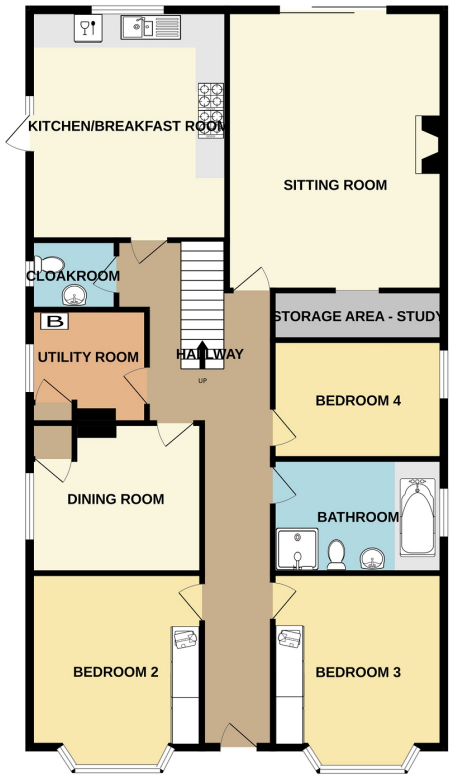
EPC RATING

The EPC rating for this property is D67



GROUND FLOOR  
1452 sq.ft. (134.9 sq.m.) approx.

1ST FLOOR  
313 sq.ft. (29.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1765 sq.ft. (164.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.