



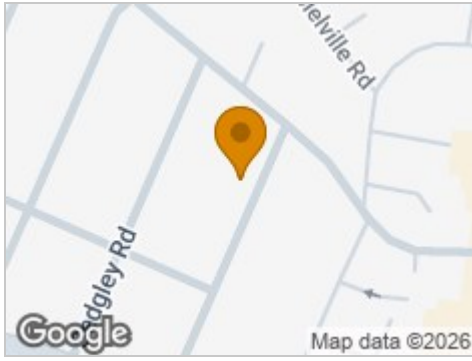
32 Osborne Road

Winton, Bournemouth, BH9 2JL

Price Guide £400,000



Road Map



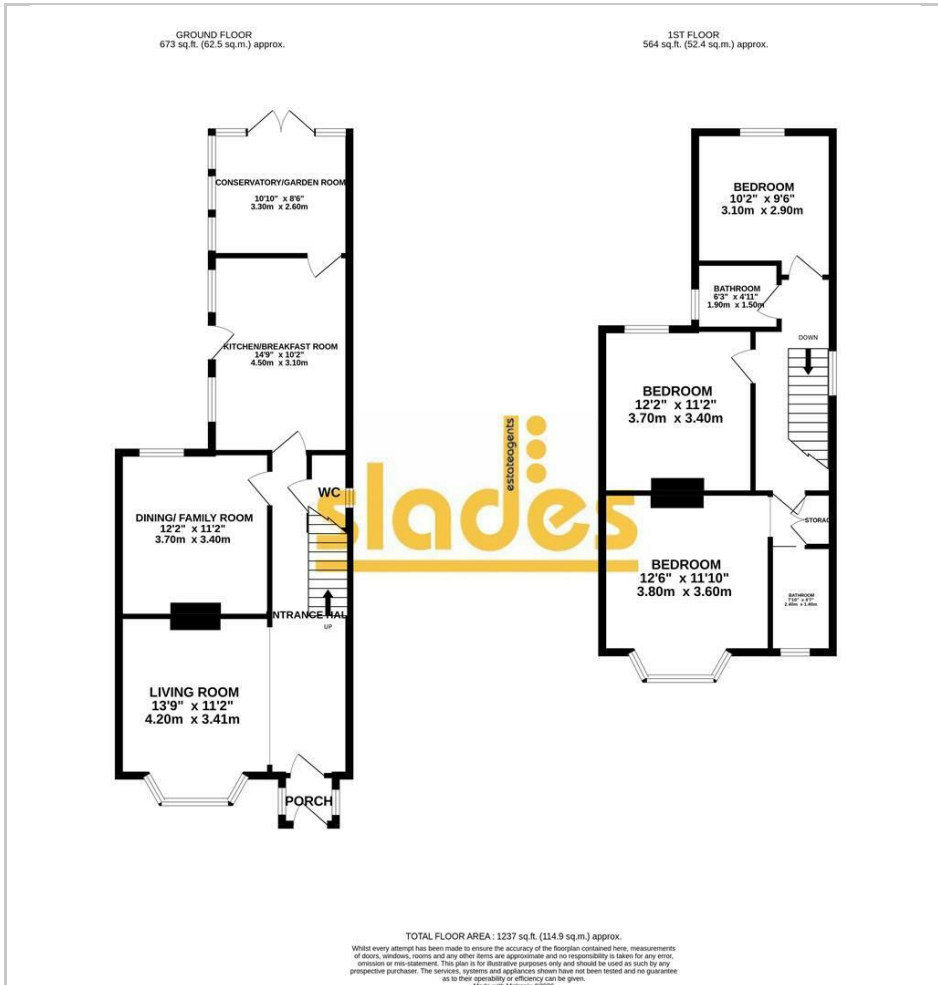
Hybrid Map



Terrain Map



Floor Plan



- DETACHED FAMILY HOME
- MODERNISED AND VERY WELL PRESENTED
- 3 DOUBLE BEDROOMS WITH 2 BATHROOMS
- 2 RECEPTION ROOMS
- MODERN KITCHEN AND DINING AREA
- CONSERVATORY/ GARDEN ROOM
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- WEST FACING GARDEN
- OFF ROAD PARKING

Viewing

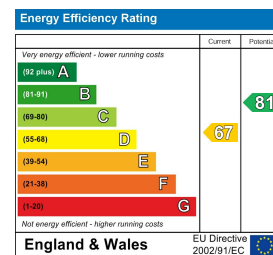
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Energy Efficiency Graph



A VERY WELL PRESENTED 3 DOUBLE BEDROOM, 2 BATHROOM FAMILY HOME BOASTING A GOOD SIZED PRIVATE WEST FACING GARDEN AND WITHIN CLOSE PROXIMITY TO ALL LOCAL AMENITIES



The accommodation with approximate room sizes comprises of a modern uPVC entrance porch with glass roof, tiled floor and surround glazing. Further frosted glazed uPVC door to

OPEN PLAN/HALL LIVING AREA

with deep moulded ceiling cornice, picture rail with centre light fitting. Two convection radiators with thermostatic valves, uPVC double glazed bay window to the front elevation and low level cabinet housing the electricity meter and consumer unit. Useful under stairs storage cupboard with cloaks hanging space. Doors to

CLOAKROOM

with ceiling light, frosted glazed uPVC window to the side elevation and half tiled walls with decorative dado style tile, low level WC and wall hung corner wash hand basin with chrome taps.

DINING FAMILY ROOM

central pendant light, convection radiator with thermostatic valve, laminate flooring and uPVC double glazed window to the rear elevation.

KITCHEN BREAKFAST ROOM

two ceiling lights, convection radiator with thermostatic valve, ceramic tiled floor and two uPVC double glazed windows to the side elevation with central half glazed uPVC trades door. Modern Shaker style kitchen having matching wall and base level cabinets with square edge wood finished working surfaces and tiled splashbacks incorporating a one and a quarter bowl polycarbonate sink unit with chrome mixer tap over. Four burner gas hob with extractor

hood and built-in undercounter double electric oven. Space and plumbing for washing machine and tumble dryer and further space for freestanding full height fridge freezer.

CONSERVATORY/GARDEN ROOM

Panel glazed door to rear conservatory / garden room with polycarbonate roof and surround uPVC double glazed windows with central casement doors leading onto the decked area and garden beyond. Continuous ceramic tiled floor from the kitchen area and wall lights. The garden room has underfloor heating.

a staircase from the open plan hall/ living area with decorative balustrade leads to the bright and spacious first floor landing having a coved ceiling, pendant light, PIV ventilation system and uPVC double glazed window to the side elevation. Doors to

MASTER BEDROOM SUITE

having a coved ceiling with pendant light, convection radiator with thermostatic valve and uPVC double glazed bay window to the front elevation. Double width fitted floor to ceiling wardrobe providing both hanging and shelving space and door to

ENSUITE BATHROOM

having a coved and textured ceiling with central light fitting, frosted glazed uPVC window to the front elevation, convection radiator with thermostatic valve and a modern suite comprising of a panel enclosed bath with chrome hand grips and chrome taps, pedestal wash hand basin with matching chrome taps, part tiled walls and ceramic tiled floor.

BEDROOM 2

central pendant light, convection radiator with thermostatic valve and a uPVC double-glazed window to the rear elevation.

BEDROOM 3

with textured ceiling, central pendant light, convection radiator with thermostatic valve and uPVC double-glazed window to the rear elevation.

FAMILY SHOWER ROOM

light fitting, extractor unit, and access to loft space. Frosted glazed uPVC window to the side elevation and fully tiled walls and ceramic tiled floor. Convection radiator with thermostatic valve. Modern suite comprising of a close coupled WC, pedestal wash handbasin and corner shower cubicle with retracting glazed screens and wall mounted Mira Advance electric shower.

OUTSIDE

The forecourt provides OFF ROAD PARKING with established flower and shrub borders, a pathway leads along the left-hand side of the property via a gate to the rear garden.

The rear garden is a particular feature of the property being west facing, predominantly laid to lawn with established flower and shrub borders and fully enclosed by panel fencing. To the far end of the garden there is a hard standing area with a useful storage shed.

