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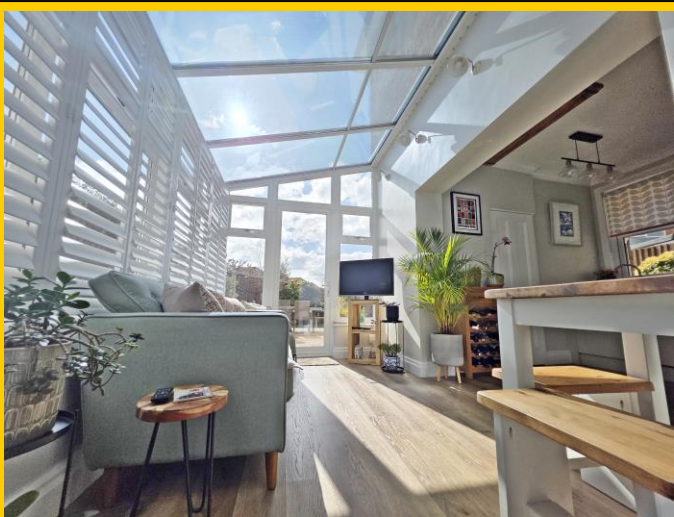
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Roberts

Sales, Lettings & Block Management

DETACHED HOUSE

£475,000



Richmond Park Road, Bournemouth, Dorset, BH8 8TX

- * **Detached Family House** * **135 Square Metres** *
- * Four Bedrooms * Three Reception Areas *
- * Bespoke Kitchen with Arch to Conservatory Diner *
- * Utility & GF Cloakroom * Feature Family Bathroom *
- * Character Features with a Contemporary Finish *
- * Driveway Parking * South Facing Rear Garden *
- * **Council Tax Band C** * **EPC C-Rated** *

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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.

Richmond Park Road, Bournemouth, Dorset, BH8 8TX:

- Front of Property:** Driveway laid to tarmac block paving provides off road parking for two / three vehicles in tandem via dropped pavement. Lawned front garden with borders and screening hedge. Pathway to front door continues to side gate & rear garden.
- Entrance Porch & Hallway:** UPVC double-glazed porch with tiled flooring leads via glazed door into entrance hallway. Plain naturally coved ceiling, two plaster centre ceiling rose with ceiling light points and picture rail. Recessed under stairs storage with side aspect UPVC double-glazed frosted window and storage cupboard. Shelved storage area with access to electrics / consumer unit. Panelled radiator and wood laminate flooring.
- Lounge Reception Room:** **14' 5 x 11' 9 / 4.38m x 3.58m (approx')**. Plain naturally coved ceiling, plaster centre ceiling rose and ceiling light point. Picture rail. Sash UPVC double-glazed bay window to front aspect. Panelled radiator. Feature fire surround with contrasting tile work. TV / media / telephone point and wood laminate flooring.
- Dining Room:** **12' 6 x 10' 8 / 3.81m x 3.24m (approx')**. Plain ceiling, plaster centre ceiling rose and ceiling light point. Picture rail. Panelled radiator and feature cast iron fire surround with tile work and wood laminate flooring. Archway leads through to:
- Conservatory Breakfast Room:** **10' 2 x 8' 4 / 3.10m x 2.54m (approx')**. UPVC double glazed windows to side aspect. Full-length windows to rear aspect. Glass roof and UPVC double-glazed casement door leading to garden. Four high level wall light points and wood laminate flooring. Archway leads through to:
- Kitchen:** **16' 7 x 9' 4 / 5.06m x 2.86m (approx')**. Plain coved ceiling with two ceiling light points. Two UPVC double-glazed windows to side aspect. A range of wall and base mounted units with quartz work surfaces, in-built sink and mixer tap. Space for range cooker with cooker hood over and tiled splash back. Integrated dishwasher and space for fridge freezer. Wood laminate flooring. Door leads through to:
- Utility & Cloakroom:** Plain ceiling with ceiling light point. Wall mounted gas central heating combination boiler. Space and plumbing for washing machine and shelved storage. Tiled flooring and door leading to ground floor cloakroom. Having plain ceiling with ceiling light point and frosted UPVC double-glazed window to side aspect. Low-level WC, wall mounted wash hand basin, part panelled walls and tiled flooring.
- Staircase from hall to first floor landing***
- Landing:** Plain ceiling, ceiling light point and fitted smoke detector. Picture rail. UPVC double-glazed sash window to side aspect. Hatch provides access to loft with pull down ladder (partially boarded with light point). Shelved linen cupboard.
- Bedroom One:** **14' 5 x 11' 2 / 4.38m x 3.40m (approx')**. Plain ceiling, ceiling light point & picture rail. UPVC double-glazed sash bay windows to front aspect. Panelled radiator.
- Bedroom Two:** **12' 6 x 10' 1 / 3.81m x 3.08m (approx')**. Plain ceiling, ceiling light point and picture rail. UPVC double-glazed sash window to rear aspect. Panelled radiator. Cast iron feature fire surround.
- Bedroom Three:** **10' x 9' 4 / 3.04m x 2.86m (approx')**. Plain ceiling, ceiling light point and picture rail. Sash UPVC double-glazed window to rear aspect and single panelled radiator.
- Bedroom Four / Office:** **8' 7 x 6' 7 / 2.63m x 2m (approx')**. Plain ceiling with ceiling light point and picture rail. UPVC double-glazed sash window to front aspect and single panelled radiator.

Family Bathroom: **9' 3 x 4' 9 / 2.83m x 1.45m (approx')**. Plain ceiling with two ceiling light points. UPVC double-glazed frosted window to side aspect. Panelled bath with shower mixer tap and fitted thermostatic shower valve and rose. Fitted glass shower screen. Vanity unit with inset wash hand basin and mixer tap. Low-level WC. Wood panelled walls, heated towel rail and vinyl flooring.

Rear Garden: Tastefully landscaped, south facing rear garden. Comprising of composite decking seating area. The majority of garden being laid to lawn with established borders with a good array of mature and established plants and shrubs. Paved pathway leads via recess and gate to front of property.

Store Room: Timber construction with power and light accessible from the garden.



135 Square Metres
1453 Square Feet



Ground Floor



First Floor

