



Roberts

Sales, Lettings & Block Management

DETACHED HOUSE

£425,000



Damerham Road, Throop, Bournemouth, BH8 0BU

- * Detached Family-Sized House * 117 Sq'M ***
- * Four Bedrooms * 23ft3 x 11ft10 Lounge/Diner ***
- * Family Room with Direct Access to Rear Garden ***
- * Bedroom Three & Shower Room at GF Level ***
- * Kitchen Plus Utility * Driveway for 3 Vehicles ***
- * Garden not Overlooked * Useful 34ft x 3ft Shed ***
- * 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.

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Front of property laid to block paving providing off road parking for approximately three vehicles. Side access front door to shed storage. UPVC double-glazed front door leads into:

- Entrance Porch:** Textured ceiling, ceiling light point and full length frosted UPVC double-glazed window to side aspect. Engineered oak wooden flooring with door leading to:
- Lounge / Diner:** **23' 3 x 11' 10 / 7.09m x 3.60m (approx').**
Textured ceiling with two ceiling light points and two further wall light points. UPVC double-glazed window to front aspect. Two double panelled radiators. TV / media point. Engineered oak wooden flooring. Archway leads to:
- Kitchen:** **10' 5 x 9' 4 / 3.18m x 2.85m (approx').**
Having plain ceiling with ceiling light point. UPVC double-glazed frosted window to side aspect. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with electric hobs and cooker hood over. Space for fridge freezer with space for additional under counter fridge or freezer. Fully tiled walls and tiled flooring.
- Family Room:** **16' 2 x 10' 10 / 4.92m x 3.30m (approx').** Plain ceiling with two ceiling light points. UPVC double-glazed window to rear aspect and UPVC double-glazed door leading to rear garden. Solid wood flooring. Door leading to:
- Utility Room:** **10' 8 x 3' 5 / 3.25m x 1.04m (approx').**
Plain ceiling with two ceiling light points. Space and plumbing for washing machine and space for tumble drier. Wall mounted gas central heating combination boiler.
- Inner Hallway:** Giving access from lounge/diner to ground floor bedroom and shower room. Having engineered oak wooden flooring.
- Ground Floor Bedroom (Three):** **11' 8 x 7' 11 / 3.55m x 2.41m (approx').** Plain ceiling with ceiling light point. UPVC double-glazed window to front aspect and double panelled radiator.
- GF Shower Room / En-Suite:** **7' 5 x 4' 3 / 2.26m x 1.30m (approx').** Plain ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect. Recessed shower cubicle with thermostatic shower valve. Pedestal wash hand basin and low-level WC. Fully tiled walls, tiled flooring and double-panelled radiator.
- Staircase from lounge / diner to first floor landing***
- Landing:** Textured ceiling with ceiling light point and hatch providing access to loft. Linen cupboard with shelved storage.
- Bedroom One:** **14' 6 x 12' 4 / 4.42m x 3.76m (approx').**
Textured ceiling with ceiling light point. UPVC double-glazed window to front aspect. Single panelled radiator. Fitted storage cupboard.
- Bedroom Two:** **14' 6 x 10' 11 / 4.42m x 3.33m (approx').** Textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.
- Bedroom Four:** **7' 11 x 7' 5 / 2.41m x 2.25m (approx').** Textured ceiling with ceiling light point. UPVC double-glazed window to front aspect. Double panelled radiator.
- Bathroom:** **7' 10 x 5' 6 / 2.38m x 1.68m (approx').** Textured ceiling with ceiling light point. Frosted UPVC double-glazed window to rear aspect. Panelled bath with shower mixer tap. Pedestal wash hand basin with mixer tap and low-level WC. Fully tiled walls, tiled flooring and double panelled radiator.

Rear Garden:

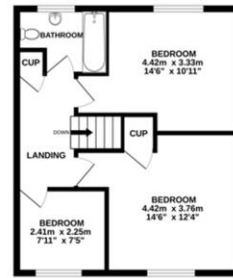
Laid to lawn with an area of elevated patio. Fully enclosed by fenced boundaries with side aspect gate. Blossom tree and established border. Two wall light points and outside tap. Side access shed 34ft 6 in length with front & rear door.



Ground Floor



First Floor



117 Square Metres /
1259.38 Square Feet

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