

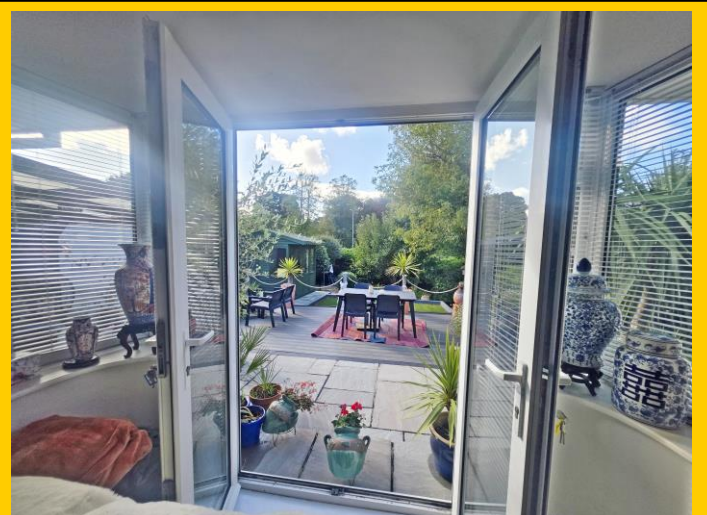


Roberts

Sales, Lettings & Block Management

DETACHED BUNGALOW

£375,000



Park Lane, Bournemouth, Dorset, BH10 7DG

Detached Bungalow with Westerly Garden

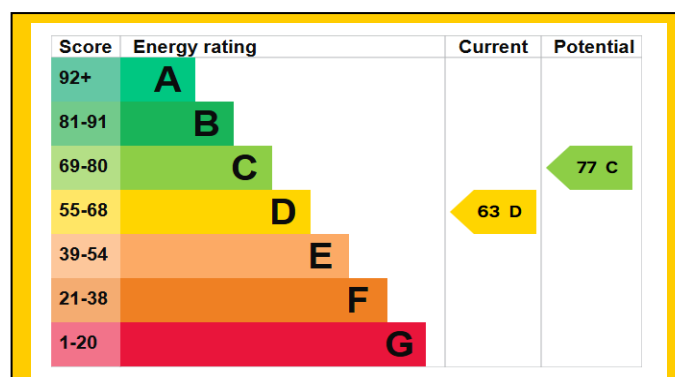
- * Two Double Bedrooms * 77 Sq'M / 829 Sq'Ft *
- * 21ft Dual Aspect Lounge/Diner * Modern Kitchen *
- * Bathroom with Bath & Shower * Detached Garage *
- * Cul-de-Sac Location * Driveway for 3/4 Vehicles *
- * Secluded Garden with Patio, Decking & Easy Grass *
- * **Council Tax Band C** * **EPC D-Rated** *

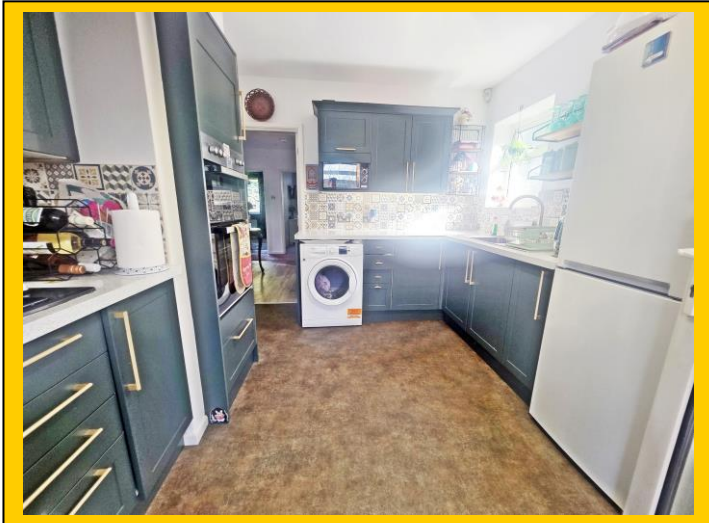
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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses & bay windows where appropriate.

Park Lane, Bournemouth, Dorset, BH10 7DG:

- Front of Property:** L-shaped driveway laid to tarmac and accessed via dropped pavement providing off road parking for four vehicles. Access to garage and gate to garden. Walled front garden having established borders with an array of mature and established screening shrubs. UPVC frosted double-glazed side aspect door leading into:
- Entrance Hallway:** An L-shaped room with plain ceiling, ceiling light points and hatch providing access to loft (partly boarded). Decal panel concealing radiator. Fitted cupboard housing electric meter and consumer unit. Solid wood engineered flooring.
- Lounge / Diner Reception Room:** **21' x 12' 10 / 6.41m x 3.90m (approx').** Plain ceiling with two fixture ceiling light points and picture rail. UPVC double-glazed bay window to side aspect. Feature bay with side and rear aspect UPVC double-glazed windows and twin double casement doors to garden. Excellent views of the garden from this area. Fire surround with living flame effect gas fire. Double panelled radiator & TV / media point. Solid wood engineered flooring.
- Kitchen:** **11' x 9' 11 / 3.35m x 3.03m (approx').** Plain ceiling with railed down lighter. UPVC double-glazed frosted window to side aspect. UPVC double-glazed door providing access to garden. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated one-and-a-half electric over with integrated four-burner gas hob and cooker hood. Integrated microwave, space and plumbing for washing machine and space for fridge / freezer. Splash back tiling and vinyl flooring. Fitted cupboard with concertina door housing gas central heating combination boiler.
- Bedroom One:** **12' 9 x 11' 5 / 3.88m x 3.47m (approx').** Plain ceiling with ceiling light point. UPVC double-glazed window to front aspect. Double panelled radiator. Fitted double wardrobes with hanging rail and further storage. TV point.
- Bedroom Two:** **11' 5 x 9' 11 / 3.47m x 3.02m (approx').** Plain ceiling with ceiling light point. UPVC double-glazed window to front aspect. Single panelled radiator. Fitted wardrobe with hanging rail and further storage. TV point.
- Bathroom:** **9' 8 x 5' 7 / 2.95m x 1.70m (approx').** Plain ceiling with recessed down lighting and fitted extractor. Two UPVC double-glazed frosted windows to side aspect. Recessed shower with thermostatic shower valve. Panelled bath with handrails. Vanity unit with inset wash hand basin and mixer tap. Low level WC. Fully tiled walls, vinyl flooring and ladder style heated towel rail.
- Rear Garden:** To a westerly aspect enjoying good levels of natural light. Part covered patio area leading to an elevated sun deck. Path and steps leading to summerhouse with a further garden area laid to easy grass. Shingled border area at the bottom of the garden with a good array of screening hedges, fruit trees, bushes and shrubs give the outside areas a very good level of privacy.
- Garage:** **17' 8 x 10' / 5.38m x 3.04m (approx').** With up-and-over door, power and light. Rear aspect window and side aspect personal door.





77 Square Metres /
829 Square Feet

