



Roberts

Sales, Lettings & Block Management

DETACHED RESIDENCE

£550,000



West Way, Bournemouth, Dorset, BH9 3DT

- * Detached Family House * 121 Square Metres ***
- * Character Features * Three Bedrooms ***
- * 27ft Double Reception Room & Separate Dining Room ***
- * Dual Aspect Kitchen * Utility Room * GF Cloakroom ***
- * Driveway Parking * Workshop * 120ft Rear Garden ***
- * Impressive Landscaped Terraced Garden ***
- * Council Tax Band E * 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.

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Front of property laid partially to tarmac providing driveway off road parking with the remainder laid to lawn with elevated border. An array of mature and established well stocked plants, trees and screening shrubs. Side aspect gate leading to rear garden. Steps with railing leading to storm porch, this in turn leads via arched oak front door into:

<u>Entrance</u>	<u>16' 6 x 7' 9 / 5.03m x 2.36m (approx')</u> . Plain ceiling, two ceiling light points and picture rail. Portal window and frosted V-shaped bay window to side aspect. Solid wood flooring, single panelled radiator and access to under stairs storage.
<u>Hallway:</u>	
<u>Lounge</u>	<u>27' 6 x 12' 2 / 8.39m x 3.71m (approx')</u> . Plain coved ceiling with two ceiling light points. UPVC double-glazed bay window to front aspect and two side aspect windows. Two double panelled radiators and feature fire surround with open fire. Solid wood flooring. Double-doors with bevelled glass to:
<u>Reception Room:</u>	
<u>Dining Room:</u>	<u>12' 5 x 10' 3 / 3.77m x 3.14m (approx')</u> . Plain coved ceiling, UPVC double-glazed window to rear aspect and side aspect double casement doors leading to rear garden. Stripped wooden flooring.
<u>Kitchen:</u>	<u>13' 7 x 9' 1 / 4.14m x 2.76m (approx')</u> . Plain coved ceiling with two railed down light points. UPVC double-glazed frosted window to rear aspect with side aspect feature window. Bevelled glass panelled door to utility area. A range of wall and base mounted units with work surfaces over. One-and-a-quarter bowl single drainer sink unit with mixer tap. Space for range cooker. Integrated under counter fridge. Double panelled radiator, splash back and tiled flooring.
<u>Utility Room:</u>	<u>10' x 4' 9 / 3.05m x 1.45m (approx')</u> . Polycarbonate roof with UPVC double-glazed windows to side and rear aspects with door to garden. Two wall light points. Worktop with storage under. Space and plumbing for washing machine. Single panelled radiator, tiled flooring and door to:
<u>GF Cloakroom:</u>	Polycarbonate roof and wall light point. Low-level WC, corner mounted wash hand basin and single panelled radiator. Tiled flooring.
<i>Staircase from lounge / diner to first floor landing</i>	
<u>Landing:</u>	Frosted leaded UPVC double-glazed window to side aspect. Plain ceiling with ceiling light point and picture rail. Airing cupboard with pre-lagged hot water cylinder tank, heating controls and shelved storage.
<u>Bedroom One:</u>	<u>16' x 12' 3 / 4.89m x 3.74m (approx')</u> . Textured ceiling, ceiling light point and picture rail. Hatch to loft. UPVC double-glazed bay window to front aspect. double panelled radiator. Fitted wardrobes with additional drawers and storage.
<u>Bedroom Two:</u>	<u>12' 5 x 11' 10 / 3.77m x 3.35m (approx')</u> . Textured ceiling, ceiling light point and picture rail. UPVC double-glazed window to rear aspect. Double panelled radiator.
<u>Bedroom Three:</u>	<u>10' 5 x 7' 11 / 3.17m x 2.41m (approx')</u> . Plain ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Single panelled radiator.
<u>Bathroom:</u>	<u>8' 9 x 6' 4 / 2.67m x 1.93m (approx')</u> . Plain coved ceiling with ceiling light point. Frosted UPVC double-glazed window to rear aspect. Panelled corner bath with shower mixer tap. Pedestal wash hand basin. Corner shower cubicle with electric shower. Tiled walls and double panelled radiator.
<u>Separate Cloakroom:</u>	Plain ceiling with ceiling light point. UPVC double-glazed window to side aspect. Wall mounted gas central heating boiler. Low level WC and half tiled walls.

Workshop:

15' 6 x 8' 2 / 4.72m x 2.48m (approx'). With power and light. Rear aspect window.

Rear Garden:

Measuring some 120 feet in depth, the immediate rear garden area is laid to a patio courtyard. Steps lead to an array of terraced areas interconnected by pathways and archways. These include areas of lawn, well stocked borders, evening terraces and sun patios. Further areas include summerhouse and bench seating areas.



