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DETACHED HOUSE

£475,000



Lowther Road, Bournemouth, Dorset, BH8 8NR

- * **Detached House** * **232 Sq'M / 2497 Sq'Ft** *
- * **Five Bedrooms** * **Three Reception Rooms** *
- * **Kitchen/Breakfast Room** * **Southerly Garden** *
- * **Family Bathroom** * **GF Cloakroom** * **2 En-Suites** *
- * **Driveway Parking** * **Requires Updating** *
- * **Council Tax Band F** * **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.

Lowther Road, Bournemouth, Dorset, BH8 8NR:

Front of property having dropped kerb providing access to driveway providing off road parking for two / three vehicles. Elevated borders with an array of mature and established screening trees and shrubs. Leaded glazed front door leads into entrance porch which in turn leads via further leaded door into:

Entrance Hallway: **16' 6 x 12' 5 / 5.03m x 3.78m (approx')**. Corniced textured ceiling with ceiling light point and picture rail. Double panelled radiator. Engineered wood flooring. Access to under stairs storage cupboard with double panelled radiator. Door leads to:

Ground Floor Cloakroom: Textured ceiling with ceiling light point and frosted window to side aspect. Low level WC and corner mounted wash hand basin. Half tiled walls.

Reception Room One: **15' 7 x 12' 10 / 4.74m x 3.92m (approx')**. Corniced and textured ceiling with ceiling light point. Arched bay with single glazed windows and double doors leading to conservatory. Open fire with fire surround and single panelled radiator. Television point. Door provides access to:

Reception Room Two (Arranged as a Bedroom): **15' 11 x 12' 10 / 4.84m x 3.92m (approx')**. Corniced and textured ceiling with ceiling light point. UPVC double-glazed bay window to rear aspect and single panelled radiator. Door leads to:

En-Suite Shower: Having sky light window and further side aspect single-glazed frosted window. Sloping ceiling, shower cubicle with fitted electric shower over. Wash hand basin with water heater. Low level WC.

Conservatory: **14' 7 x 9' 2 / 4.44m x 2.78m (approx')**. Polycarbonate roof, UPVC double-glazed windows to rear aspect and double doors leading to garden.

Reception Room Three: **11' 1 x 10' 4 / 3.37m x 3.16m (approx')**. Plain corniced ceiling with ceiling light point. Turret feature bay with UPVC double-glazed windows. Single panelled radiator. Vanity unit with inset wash hand basin.

Kitchen / Breakfast Room: **16' 4 x 16' 3 / 4.98m x 4.96m (approx')**. Coved and textured ceiling with two ceiling light points. UPVC double-glazed window to front aspect with further single-glazed side aspect windows and door to lean-to utility. A range of wall and base mounted units with work surfaces over. One-and-a-quarter bowl single drainer sink unit with mixer tap. Integrated electric oven with four burner gas hob and cooker hood over. Space for fridge/freezer and ample family dining space. **Cupboard housing gas central heating boiler.** Cupboard housing electric meter and consumer unit.

Utility Lean-to Corridor: **16' 3 x 5' 5 / 4.98m x 1.65m (approx')**. Polycarbonate roof, space and plumbing for washing machine and tumble drier. Doors providing access from front of property to rear garden.

Staircase from hallway to first floor landing

Landing: At half landing feature leaded window to side aspect. Corniced and textured ceiling with ceiling light point and picture rail. Double panelled radiator.

Bedroom Two: **15' 11 x 12' 10 / 4.84m x 3.92m (approx')**. Corniced and textured ceiling with ceiling light point and picture rail. UPVC double-glazed bay window to rear aspect. Two single panelled radiators. Vanity unit with inset wash hand basin.

- Bedroom Three:** **15' 7 x 12' 10 / 4.74m x 3.92m (approx').**
 Corniced and textured ceiling with ceiling light point and picture rail. UPVC double-glazed bay window to rear aspect and double panelled radiator. Vanity unit with inset wash hand basin.
- Bedroom Four:** **12' 10 x 10' 6 / 3.92m x 3.20m (approx').**
 Corniced and textured ceiling with ceiling light point. UPVC double-glazed bay window to front aspect and double panelled radiator. Fire surround.
- Bedroom Five:** **11' 1 x 10' 4 / 3.37m x 3.16m (approx').** Plain corniced ceiling with ceiling light point. Turret feature bay with UPVC double-glazed windows. Single panelled radiator. Vanity unit with inset wash hand basin.
- Family Bathroom:** **11' 5 x 5' 8 / 3.48m x 1.73m (approx').**
 Panelled ceiling with ceiling light point. UPVC double-glazed frosted window to side aspect. Panelled bath and shower cubicle with thermostatic shower valve. Pedestal wash hand basin, single panelled radiator and half tiled walls. Airing cupboard housing pre-lagged hot water cylinder with shelved storage over.
- Separate Cloakroom:** Textured ceiling with ceiling light point. Frosted UPVC double-glazed window to front aspect. Low level WC.
- Vestibule Access to Attic Bedroom:** Leading via hallway with fitted storage cupboard, window to front aspect and stairs leading to second floor.
- Bedroom One:** **25' 5 x 16' 9 / 7.75m x 5.10m (approx').** Vaulted ceiling with ceiling light point. Three Velux windows to side and rear aspects. Fitted wardrobe and two cupboard-door access eaves storage areas. A larger further walk-in loft void / eaves storage area accessed via doorway. Convector heating. Access to:
- En-Suite Shower:** Wood panelled vaulted ceiling with fitted Velux window. Vanity unit with inset wash hand basin and water heater. Low-level WC, shower cubicle with electric shower over. Electric blower heater.
- Rear Garden:** To a southerly aspect and laid partially to lawn with screening hedgerow and pathway leading to an area of shingle with garden shed and a growing area with greenhouse and an array of mature and established trees, bushes and shrubs.

232 Square Metres / 2497 Square Feet



