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DETACHED CHALET BUNGALOW

£525,000



Bushey Road, Bournemouth, Dorset, BH8 9HR

- * **110 Square Metres / 1184 Square Feet** *
- * Three Double Bedrooms * En-Suite Shower Room *
- * Feature Triple Aspect Lounge Through Dining Room *
- * Well Presented Kitchen * Contemporary Bathroom *
- * Driveway for 3/4 Vehicles * Detached Garage *
- * Larger Size Front Garden & Shallow Rear Garden *
- * **EPC C-Rated** * **Council Tax Band D** *

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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.

Bushey Road, Bournemouth, Dorset, BH8 9HR:

<u>Access to Property:</u>	Dropped pavement gives access to a generous depth driveway providing off road parking for four / five vehicles in tandem. This in turn provides access to garage and side gate to rear garden. Pathway to front door.
<u>Entrance Porch:</u>	UPVC double-glazed front door leads into feature porch with UPVC double-glazed windows to side aspects, wood vinyl flooring and two wall light points. Feature leaded glazed door leads into:
<u>Lounge Reception Room:</u>	<u>16' 5 x 12' 4 / 5.01m x 3.75m (approx')</u> . Papered ceiling with ceiling light point. Two UPVC double-glazed windows to front aspect with two further high level frosted UPVC double-glazed windows. Limestone fire surround with living flame effect gas fire. Double panelled radiators, TV / media point and wood vinyl flooring. Archway leading through to:
<u>Dining Room:</u>	<u>11' 11 x 11' 8 / 3.63m x 3.56m (approx')</u> . Papered ceiling with ceiling light point. UPVC double-glazed bay windows to side aspect with two feature diamond shaped portal leaded windows with motif to front aspect. Single panelled radiator and wood vinyl flooring.
<u>Inner Hallway:</u>	Plain ceiling with recessed low level down lighting. Single panelled radiator and wood vinyl flooring.
<u>Kitchen:</u>	<u>12' 4 x 9' 11 / 3.75m x 3.03m (approx')</u> . An L-shaped room with plain ceiling with recessed low level downlighting. UPVC double-glazed window to rear aspect with UPVC double-glazed door leading to rear garden. 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 induction hob, upstand splashback and cooker hood over. Space for fridge / freezer, space and plumbing for slimline dishwasher and space and plumbing for washing machine. Cupboard housing gas central heating combination boiler. Wood vinyl flooring
<u>Bedroom Two:</u>	<u>12' 8 x 11' 9 / 3.87m x 3.57m (approx')</u> . Papered ceiling with ceiling light point. UPVC double-glazed bay window to side aspect. Double panelled radiator.
<u>Bedroom Three:</u>	<u>11' 9 x 9' 11 / 3.59m x 3.03m (approx')</u> . Plain ceiling with ceiling light point. UPVC double-glazed bay window to side aspect. Single panelled radiator.
<u>Bathroom:</u>	<u>8' 3 x 6' 3 / 2.51m x 1.91m (approx')</u> . Plain ceiling with recessed down lighting. Two UPVC double-glazed frosted windows to side aspect. Panelled bath with fitted glass shower screen, thermostatic shower valve and shower mixer. Fully tiled to the area of the bath. Drawered vanity unit with inset wash hand basin and mixer tap. Low level WC. Wood vinyl flooring and heated ladder style towel rail. <i>Stairs from inner hallway leading to first floor landing</i>
<u>Landing:</u>	Pitched ceiling with ceiling light point. Velux window and door giving access to:
<u>Bedroom One:</u>	<u>15' 3 x 14' 2 / 4.64m x 4.32m (approx')</u> . Plain ceiling with recessed down lighting. UPVC double-glazed window to side aspect with further Velux window to front aspect. Fitted wardrobes and access to loft eaves. Access to:
<u>En-Suite Shower Room:</u>	Plain ceiling with recessed low level down lighting and fitted extractor. Shower cubicle with fitted electric shower. Vanity unit with inset wash hand basin, mixer tap and close coupled WC. Wood vinyl flooring and ladder style heated towel rail.

Gardens:

Front garden being the larger of the two garden areas being laid to lawn with an array of mature and established trees, bushes and screening shrubs. Hardstanding for garden shed with further frontage patio area and side aspect pathway and gate leading to the rear garden area. Rear garden being laid partially to patio with the remainder laid to elevated lawn.

Garage:

15' 5 x 8' 7 / 4.71m x 2.61m (approx'). Pitch tiled roof, double doors, power and light and frosted UPVC double-glazed window to side aspect.



