

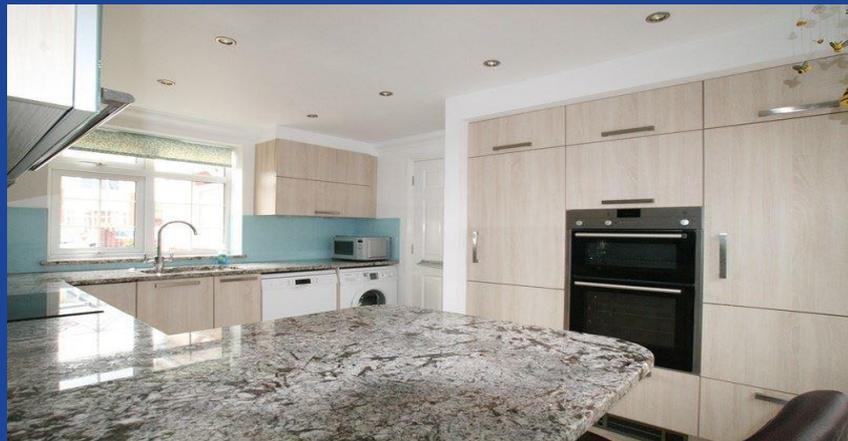


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4 Mansfield Road

Victoria Park Bournemouth BH9 2QW

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A modern, stylish 3 or 4 Bedroom detached home with private courtyard style garden. Offered with no forward chain.

BFI3408 PRICE: £325,000 Freehold

Tel: **01202 548855** E-mail: **office@sladesproperty.co.uk**

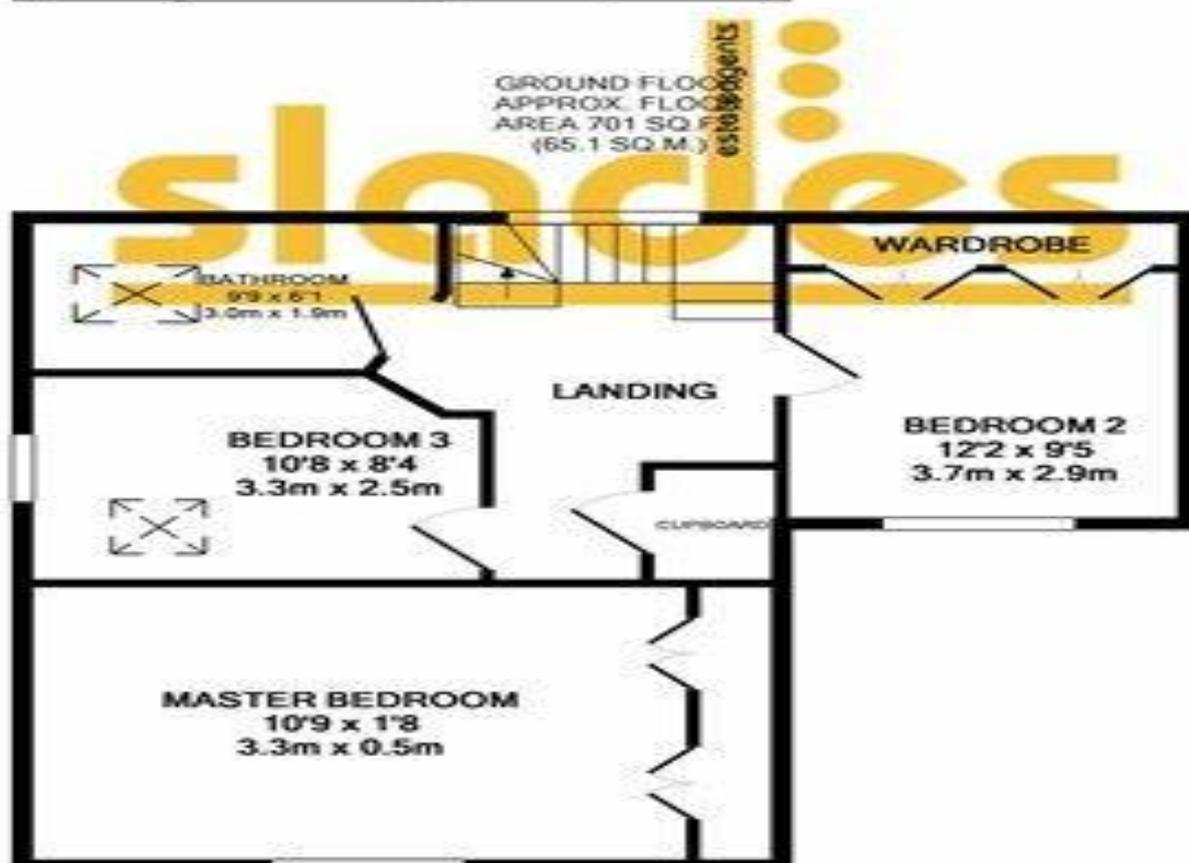
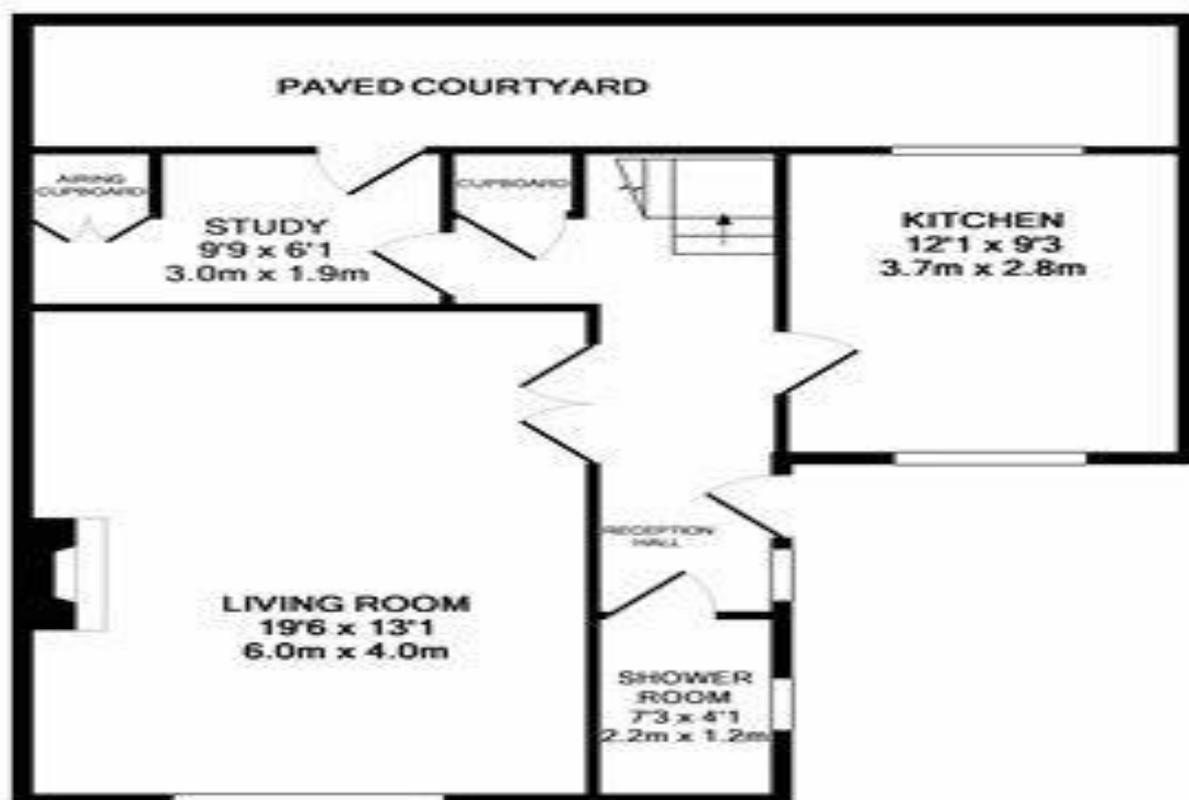
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RICS



GROUND FLOOR
APPROX. FLOOR
AREA 701 SQ. FT.
(65.1 SQ. M.)

BF13408

TOTAL APPROX. FLOOR AREA 1262 SQ. FT. (117.2 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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*** Modern Detached Home * Spacious Reception Hall * Lounge *
Modern Fitted Kitchen with Integrated Appliances * Ground Floor
Bedroom/Study * Ground Floor Shower Room * 3 Bedrooms with
Fitted Wardrobes * Modern Bathroom * Courtyard Style Garden *
Parking ***

The accommodation with approximate room sizes comprises a feature stained and leaded composite entrance door leading to the

SPACIOUS RECEPTION HALL measuring approximately 18'5 x 4'1 with moulded ceiling cornice and two light points. Smoke alarm, convection radiator with thermostatic valve, digital wall thermostat for central heating and wall mounted electricity consumer unit. Ceramic tiled floor and useful under stairs storage cupboard. Doors to

LIVING ROOM measuring approximately 19'6 x 13'1 with moulded ceiling cornice and two light points, two convection radiators with thermostatic valves and 'Georgian' glazed uPVC window to the front elevation. Decorative polished stone fireplace surround with matching insert and hearth and 'Living flame' electric fire.

KITCHEN measuring approximately 12'1 x 9'3 having been extensively refurbished having moulded ceiling cornice and inset spot lights, dual aspect uPVC 'Georgian' glazed windows to both the front and rear elevations. Recently installed range of matching, light wood finished wall and base level cabinets with glazed display cabinets with under mounted LED lighting and polished stone working surfaces with under mounted 1 ¼ bowl stainless steel sink and integrated draining board with worktop mounted chrome mixer tap. Four ring 'Siemens' electric hob with integrated extractor over. Built in eye level fridge and separate freezer and eye level 'Siemens' double electric oven. Space and plumbing for washing machine and dishwasher, continuous ceramic tiled flooring from hallway and extended granite breakfast bar.

STUDY / GROUND FLOOR BEDROOM measuring approximately 9'9 x 6'1 with moulded ceiling cornice and light, convection radiator with thermostatic valve and full height boiler cupboard housing the wall hung 'Vaillant' gas combination boiler with adjacent programming controls. Fully glazed uPVC door to the rear patio garden.

GROUND FLOOR SHOWER ROOM being of a generous size with moulded ceiling cornice and light, 'Georgian' style frosted glazed uPVC window to the side elevation, extractor unit and ¾ tiled walls with feature dado style tile. A modern suite comprising of a close couple WC with dual central flush, large walk in shower cubicle with wall mounted thermostatically controlled shower unit with sliding glazed shower screen. Modern vanity style sink unit with chrome pillar tap over and useful storage cupboard beneath. Heated ladder style towel rail with thermostatic valve. Continuous ceramic tiled flooring from the hallway.

A staircase from the hallway leads to the bright and spacious first floor landing with many ceiling lights, convection radiator with thermostatic valve and feature stained and leaded glazed uPVC window to the rear elevation. Storage cupboard and doors to.

MASTER BEDROOM measuring approximately 17'8 x 10'9 having a central pendant light, convection radiator with thermostatic valve and 'Georgian' glazed uPVC window to the front elevation. The room is

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extensively fitted with a headboard, bedside cabinets, many draw units and dressing table area. Fitted wardrobes providing both hanging and shelving space.

BEDROOM TWO measuring approximately 12'2 x 9'5 with central ceiling light, convection radiator with thermostatic valve and feature 'Georgian' glazed uPVC window to the front elevation. This room again has been extensively fitted with bedroom furniture inc headboard, bedside tables and draws. Dressing table space and many wardrobes providing both hanging and shelving space.

BEDROOM THREE measuring approximately 10'8 x 8'4 with ceiling light, frosted glazed uPVC double glazed window to the side elevation and further 'Velux' window. Again this bedroom has been extensively fitted with fitted bedroom furniture including headboard, bedside table, dressing table, draws and tv cabinet.

BATHROOM being of a generous size, with ceiling light, extractor unit and 'Velux' window. Three quarter tiled walls with feature inserts and a modern white suite comprising of a 'P' shaped bath unit with pillar style mixer tap and further wall mounted thermostatically controlled shower with glazed shower screen. Close couple WC with dual central flush and built in sink with working surface, storage cupboards and shelves beneath. Shaver point and ladder style heated towel rail with thermostatic valve.

OUTSIDE The property is set behind a modern brick wall with decorative wrought iron railings and sliding gate providing opening on to the paved driveway providing **OFF ROAD PARKING**. The remainder of the front garden has been extensively landscaped with paved areas and raised flower beds with mature established shrubs.

To the rear of the property there is access from the ground floor study/ bedroom 4 to a limited paved patio garden being fully enclosed by close board fencing.

Tenure we understand the property is **freehold** and only approximately 15 years old.





THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 10/23/2014