



**slades**  
ESTATE AGENTS

11 Smithfield Place  
Winton Bournemouth BH9 2QJ

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A spacious 4 bedroom semi detached family home just a short walk to Winton High Street.

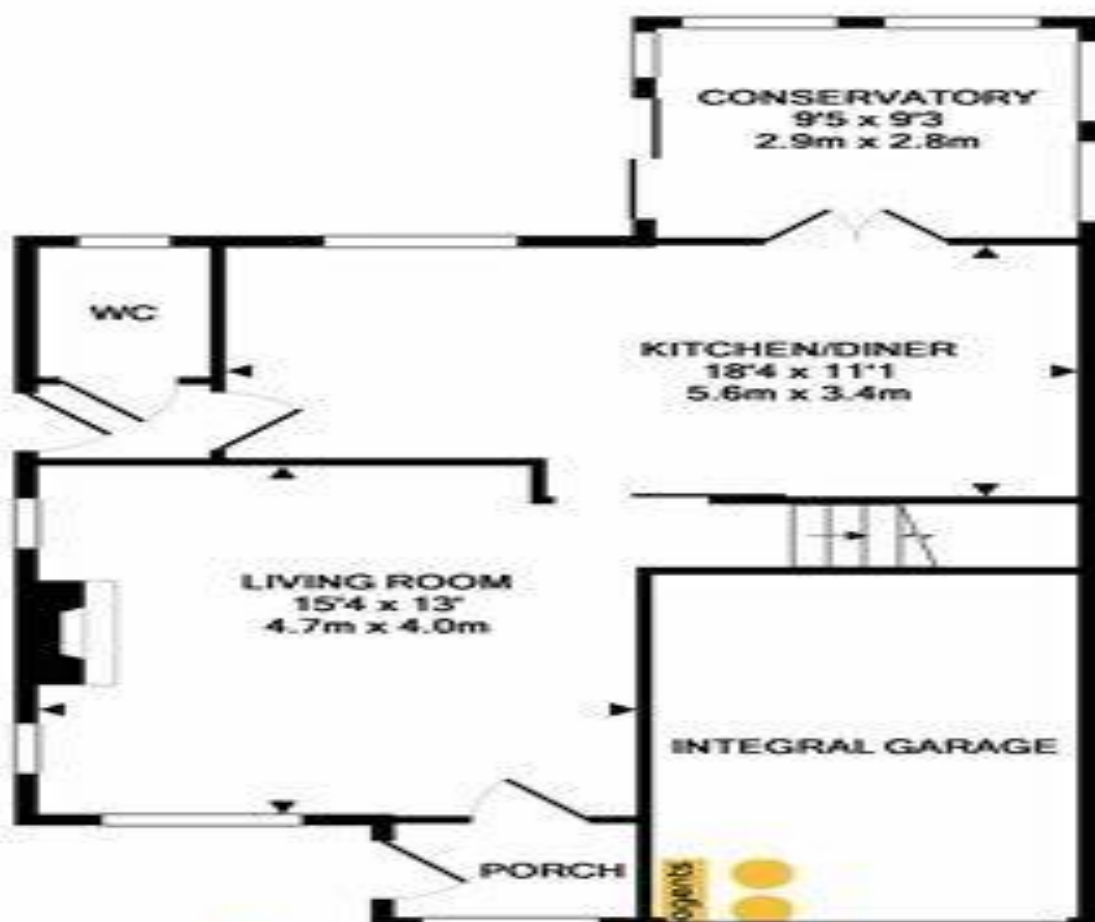
BFI3511 PRICE: £309,950 Freehold

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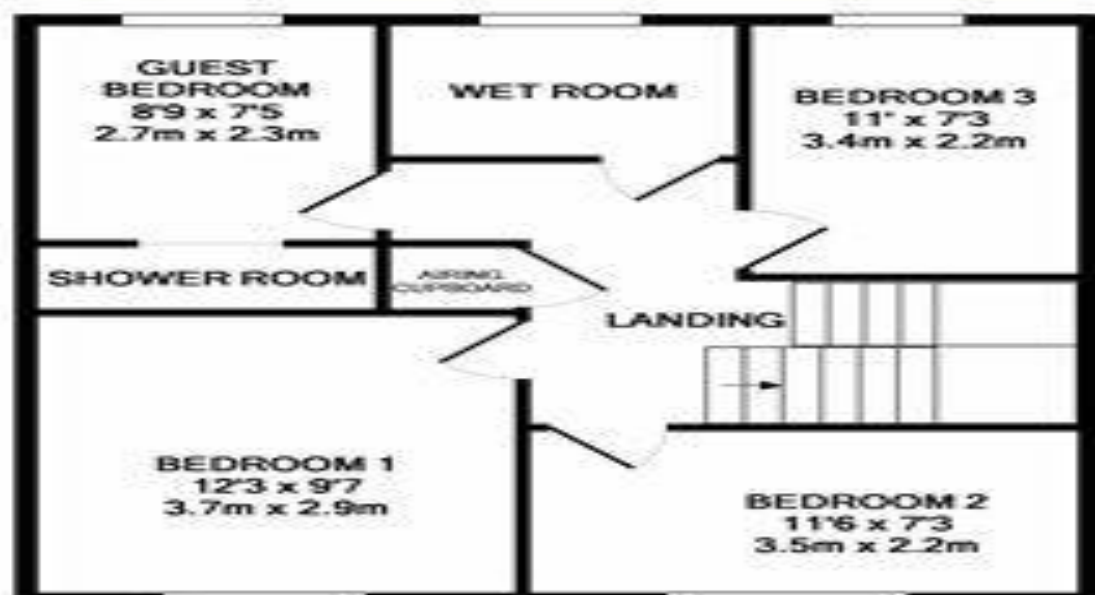
301 Wimborne Road, Winton, Bournemouth BH9 2AA.





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**GROUND FLOOR**  
 APPROX. FLOOR  
 AREA 709 SQ.FT.  
 (65.9 SQ.M.)



**1ST FLOOR**  
 APPROX. FLOOR  
 AREA 555 SQ.FT.  
 (51.6 SQ.M.)

**BF13511**  
**TOTAL APPROX. FLOOR AREA 1264 SQ.FT. (117.4 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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**\* Entrance Porch \* Large Living Space \* Open Plan Kitchen & Dining Room \* Cloakroom \* Conservatory \* 4 Bedrooms \* En Suite Shower Room \* Wet Room \* South Facing Garden \* Integral Garage \* Vendor Suited \* Viewing Recommended \***

The accommodation with approximate room sizes comprises

uPVC entrance porch with half glazed door and surround glazing to

PORCH and further solid panel wooden front door to

**LARGE RECEPTION ROOM** measuring approximately 15'4 x 11'3' with coved and textured ceiling and central light and dual aspect uPVC double glazed windows to both the front and side elevations. Decorative wooden fireplace surround with tiled inset and matching hearth and fitted gas fire. Two Double panelled radiators with thermostatic valves. Stairway to the first floor and sliding door to

**KITCHEN DINING ROOM** with overall measurements of approximately 18'4 x 11'1 maximum with coved textured ceiling and two ceiling lights. Extensive range of matching wall and base level units with rolled edge working surfaces and inset poly carbonate ¼ sink with mixer tap over and tiled splash backs. Lower level four burner gas hob with chimney style extractor hood and fitted eye level double electric oven. Space and plumbing for dishwasher, under counter integrated fridge. Large dining area tall matching larder style cupboard and adjoining fully glazed hardwood doors to

**CONSERVATORY** measuring approximately 9'5 x 9'3 with self cleaning glass Victoria style roof surround uPVC double glazed windows and sliding uPVC doors on to rear patio and garden beyond.

From the kitchen area there is a doorway to a

**REAR LOBBY** with useful cloaks hanging space and further part glaze uPVC door to the side elevation. And adjoining door to downstairs

**CLOAKROOM** having a coved ceiling and light. Wall hung gas central heating boiler, radiator and uPVC double glazed window to the rear elevation. Low level WC and wall hung hand wash basin.

A staircase leads to the first floor landing with coved ceiling and light and access to loft space. Large airing cupboard housing the factory lagged hot water cylinder. With extensive slated shelving over providing airing space. Doors to

**BEDROOM ONE** measuring approximately 12'3 x 9'7 with coved and textured ceiling and central light, radiator. Extensive range of bedroom furniture consisting of two double width wardrobes with fitted bedside tables and fitted over head storage cupboards. uPVC double glazed window to the front elevation.

**BEDROOM TWO** measuring approximately 8'7 x 7'5 with coved ceiling and central light, radiator and uPVC double glazed window to the rear elevation. Sliding door to

**EN SUITE SHOWER ROOM** with coved and textured ceiling, extractor unit, light and large vanity style sink unit with chrome taps and storage cupboards beneath. A walk in fully tiled shower cubicle with electric thermostatically controlled power shower. Fully tiled walls.

**BEDROOM THREE measuring approximately 11'6 x 7'3** with coved ceiling, central light, radiator. Fitted double width mirrored door wardrobe providing both hanging and shelving space. Vanity style sink unit with chrome taps and tiled splash backs. And uPVC double glazed window to the front elevation.

**BEDROOM FOUR measuring approximately 11' x 7'3** with coved ceiling and central light, radiator. Fitted double width sliding mirrored door wardrobe providing both shelving and hanging space. Vanity style sink unit with chrome tap and tiled splash back. uPVC double glazed window to the rear elevation.

**WET ROOM** with coved and textured ceiling with inset spotlights, fully tiled walls, radiator and wet room style flooring. Close couple WC. Wall hung hand wash basin with chrome quarter turn taps and 'Mira' advanced thermostatically controlled shower and frosted glazed uPVC window to the rear elevation.

**OUTSIDE** there is ample off road parking on the forecourt together with access to the integral garage with an up and over door. A pathway to the left hand side via a timber gate leads to the rear. Immediately abutting the rear of the property there is a good sized patio area whilst the remainder of the garden is predominantly laid to lawn with a mixture of fenced and shrub borders.





**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