

FREEHOLD



Bungalow - Detached

**22 EDIFRED ROAD,  
BOURNEMOUTH,  
BH9 3PD**

Asking Price

**£499,950**

#### FEATURES

- STUNNING THROUGHOUT
- THREE DOUBLE BEDROOMS
- SOUTHERLY REAR GARDEN
- FAMILY BATHROOM
- EXTENDED
- EN-SUITE TO THE MASTER
- MODERN BOILER
- STUNNING OPEN PLAN KITCHEN/DINER



# 3 Bedroom Bungalow - Detached located in Bournemouth

## ENTRANCE

On entering this fine property via a composite style front door with glazed inserts, you enter this light and bright hallway with a seating bench with shoe storage, storage cupboard housing the electric meter and consumer unit. The hallway has smooth plastered walls and ceiling, wood effect flooring, downlights, radiator, loft access and doors leading to all primary rooms.

## MASTER BEDROOM

15'8" x 10'5"

A wonderful, spacious room with ample plug sockets with HDMI fittings, smooth plastered walls and ceiling, down lights, radiator, carpet flooring, space for a selection of bedroom furniture.

## EN-SUITE

7'10" x 3'7"

A truly stunning En-Suite shower room with double walk in shower, hand basin with vanity storage, low level WC, fully tiled walls and tiled under floor heating, heated towel rail. extractor fan.

## BEDROOM 2 / LOUNGE

16'0" x 10'5"

A very spacious second bedroom with a large UPVC bay window to front aspect, with LED light bar, smooth plastered walls and ceiling, downlights HDMI fitted sockets, carpet flooring and ample space for bedroom furniture.

## BEDROOM - DINING ROOM

12'5" x 9'10"

A very spacious third bedroom or Dining Room with a large UPVC bay window to front aspect, with LED light bar, smooth plastered walls and ceiling, downlights, HDMI fitted sockets, carpet flooring and ample space for bedroom furniture.

## BATHROOM

6'6" x 5'10"

A beautifully presented family bathroom with fully tiled walls and flooring with under floor heating, heated towel rail, bath with shower attachment and glass shower screen, hand basin with vanity storage, low level WC, fitted heated mirror with LED lighting, UPVC window to side aspect.

## OPEN PLAN LIVING AREA

24'3" max x 18'0" max

A stunning extension with a "Mansard" style roof offering light and space from the Bi-fold doors and sky lantern, flooding this most wonderful area with natural light. The kitchen boasts a full selection of wall and floor mounted units in matt grey with a superb Larder, wood effect flooring and worktops, large central island with storage, high level fan oven, electric hob, fitted dishwasher, fridge freezer and washing machine, ample plug sockets with USB charging and wall mounted HDMI cables. The garden can be accessed via the set of Bifold doors and a single UPVC door.

## OUTSIDE SPACE

The front of the property is laid to hard standing offering parking for two vehicles, outside lighting, sockets; an E-V charger is available. UPVC soffits and gutters.

The rear garden is of a southerly aspect, with a lawned area and flower beds and

patio seating area. The rear garden of the property is bordered with 6ft wooden fencing.





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Council Tax Band

D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

