



House - Link Detached

# 30 BUCKLERS WAY, BOURNEMOUTH, BH8 0EW

Asking Price

## £459,950

### FEATURES

- FULLY REDECORATED
- CLOAKROOM
- 4 GENEROUS BEDROOMS
- SUBSTANTIAL FAMILY HOME
- LARGER THAN AVERAGE PLOT
- NO ONWARD CHAIN
- LINKED DETACHED
- GARAGE/UTILITY AREA



# 4 Bedroom House - Link Detached located in Bournemouth

## ENTRANCE

A generous size hallway with tiled flooring, radiator, smooth plastered walls and ceiling, door leading into the garage and utility area, stairs leading to the first floor, understair storage, doors leading to all primary ground floor accommodation.

## LOUNGE

14'9" x 12'9"

A truly delightful light and spacious room with wood style flooring, smooth plastered walls and ceiling, radiator, large UPVC window to the front aspect offering a plethora of natural light, opening into the dining room.

## DINING ROOM

12'1" x 10'9"

A superb room flooded with natural from a south facing window, wood flooring, radiator, smooth walls and ceiling, UPVC window onto the rear aspect, door leading into the kitchen.

## KITCHEN

11'9" x 8'10"

A well appointed kitchen with tiled flooring, tiled splashback, stainless steel sink, a large selection of wall and floor mounted units in a gloss white, electric fan oven, electric hob, integrated half-size dishwasher, spaces for a selection of white goods, UPVC window to the side and rear aspect, door offering direct access to the rear garden. The kitchen offers great potential for an open plan design into the dining room.

## CLOAKROOM

Low level W.C., hand basin, UPVC window to side aspect, tiled flooring.

## LANDING

UPVC window to side aspect, loft hatch, wood effect flooring, doors leading to all primary rooms.

## MASTER BEDROOM

15'5" x 10'5"

A very nice and bright room which has been recently redecorated and has wood style flooring, radiator, fitted bedroom furniture, UPVC window to the front aspect,

## BEDROOM 2

11'8" x 10'5"

A further very generous bedroom with ample space for bedroom furniture, radiator, wood style flooring, textured ceiling UPVC window to the rear aspect.

## BEDROOM 3

9'6" x 7'2"

Wood style flooring, radiator, UPVC window to the rear aspect, currently used as a home office.

## BEDROOM 4

10'2" x 9'6"

Generous "L" shaped room with a large built-in storage unit, wood style flooring, radiator, UPVC window to the front aspect.

## BATHROOM

6'2" x 9'6"

Fully tiled walls, tiled effect flooring, low level W.C., hand basin, extractor fan, bath with shower, heated towel rail. UPVC window to the side aspect.

## GARAGE / UTILITY

12'5" x 8'2"

The garage is accessed via a manual up and over door with internal doors from either the garage or the main property into the utility area which has a basin, boiler and plumbing for a washing machine in situ, UPVC door offers access to the rear garden.

## OUTSIDE SPACE

The front of the property has a tarmac drive and a slate section of hard standing for extra parking with a side gate to the rear garden.

The rear garden is of a very generous size and offers amazing potential to extend from the rear or to the side (STPP), all bordered with 6ft fencing.

## AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, SmartSearch will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), SmartSearch will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £35 + VAT per person will apply for these checks.





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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>		
(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.

