

FREEHOLD



House - Detached

91 SEAGRIM ROAD, BOURNEMOUTH, BH8 0BB

Asking Price

£594,950

FEATURES

- STUNNING FAMILY HOME
- ANNEXE POTENTIAL
- WOOD BURNER
- FOUR BEDROOMS
- SUPERB KITCHEN/DINER
- UTILITY ROOM
- THREE RECEPTION ROOMS
- THREE WCs



4 Bedroom House - Detached located in Bournemouth

ENTRANCE

On entry via a UPVC double glazed door with ornate glazed inlay into an elegant and bright hallway with generous understairs storage, wood effect light grey flooring, radiator, doors leading through to the primary accommodation and stairs leading to the first floor.

CLOAKROOM

A stylish, fully tiled room, UPVC window to the front aspect, low level modern W.C., radiator, hand basin with vanity storage and wood effect flooring.

LOUNGE

11'8" x 16'2"

A delightful, spacious lounge with internal glazed door, radiator, smooth plastered walls and ceiling, feature fireplace with wood burner, coving, bay window to the front aspect with blinds. UPVC window to the side aspect flooded with natural light.

KITCHEN/BREAKFAST ROOM

17'4" x 10'5"

A further internal glazed door leading into a most stunning kitchen/breakfast room offering breakfast bar, light wood effect flooring in grey, a full selection of light grey floor and wall units with white stone effect work surfaces, twin ovens, integrated fridge/freezer, 5-ring Gas hob with extractor fan, integrated dishwasher and wine cooler, stainless steel sink with mixer taps, smooth plastered walls and ceiling, downlights, UPVC French style doors onto garden, UPVC window to the rear aspect.

UTILITY ROOM

8'2" x 4'11"

A very well appointed room with smooth plastered walls and ceiling, a selection of wall and floor mounted units, plumbing for white goods, extractor fan and UPVC door to the rear garden.

DINING ROOM

14'9" x 7'10"

Twin glazed doors give access to the dining room (former garage) which offers annexe potential, smooth plastered walls and ceiling, radiator, wood effect flooring, UPVC window to the front aspect.

GUEST BEDROOM

18'0" x 8'10"

Door into bedroom 4 (previously garage), smooth plastered walls and ceiling, UPVC window to the front aspect, radiator, wood effect flooring in light grey, UPVC French doors leading to the rear garden. This would make a perfect guest room to the potential annexe.

LANDING

Features a UPVC window to the side aspect, smooth plastered walls and ceiling, loft access and ladder, large storage cupboard, doors leading to primary rooms.

MASTER BEDROOM

13'10" x 11'5"

Into the extremely generous master bedroom, smooth plastered walls and ceiling, twin UPVC windows to the front aspect, radiator and a plethora of built-in storage in gloss white, carpeted flooring, a very light bright room.

EN-SUITE

10'2" x 4'3"

Tiled effect flooring, smooth plastered walls and ceiling, extractor fan, UPVC window to the front aspect, hidden system low level W.C., hand basin with vanity storage, extractor fan, radiator and a very well appointed shower with fully tiled walls.

BEDROOM 2

16'4" x 8'10"

An extremely generous second bedroom with separate dressing room, dual aspect front and rear UPVC windows, two radiators, smooth plastered walls and ceiling, built-in storage. This would be an ideal room for a teenager.

BEDROOM 3

9'2" x 8'6"

Bedroom 3 being upstairs, smooth plastered walls and ceiling, radiator, built-in storage, carpeted flooring, UPVC window to the rear aspect. A generous sized bedroom.

BATHROOM

7'6" x 6'6"

Family bathroom, part-tiled walls in the bath area, shower attachment to the bath, low level W.C., hand basin with storage, heated towel rail, extractor fan, UPVC window to the rear aspect.





SIMPSONS ESTATE AGENTS | 85 CASTLE LANE WEST, BOURNEMOUTH, BH9 3LH



OUTSIDE SPACE

Outside front. Tarmac driveway with parking for two vehicles, hedges to the front and side, automatic sliding gate across the driveway and a further pedestrian gate offering access to the rear garden. Outside rear, decking, seating area, shed, lawn area, patio, garden room with bar, power and lighting. The garden is of a sunny aspect most of the day - a very generous, beautiful garden, all bordered with six foot fencing and a selection of mature shrubs, ideal for entertaining and relaxing.

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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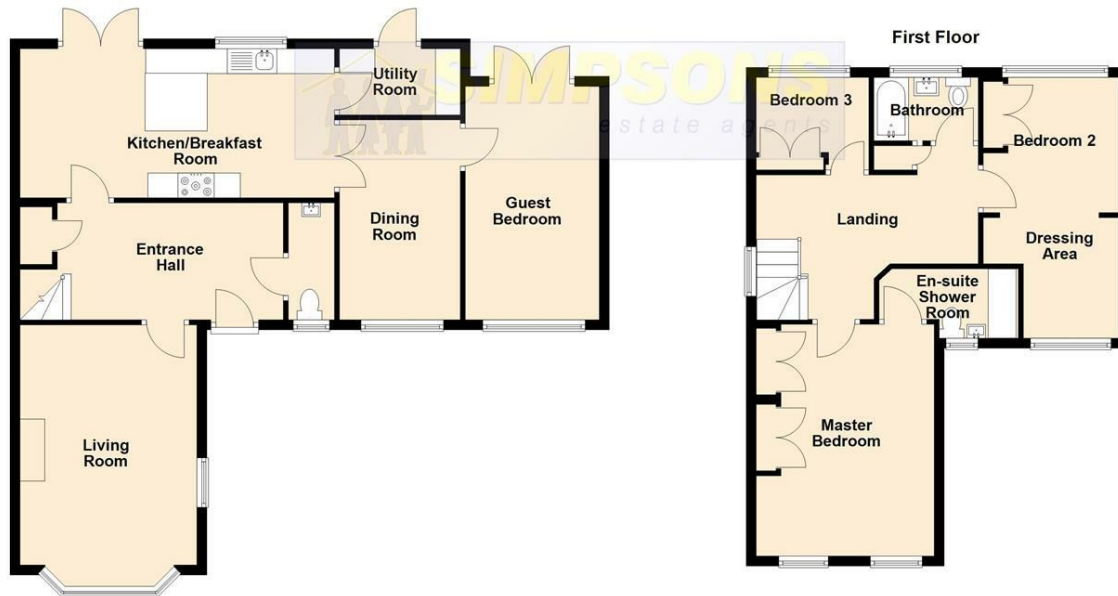
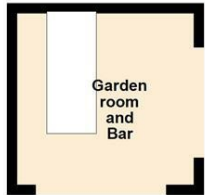
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Council Tax Band

E

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

