

FREEHOLD

House - Detached

# 66 PRIORY VIEW ROAD, BOURNEMOUTH, DORSET, BH9 3JJ

Asking Price

£449,950

## FEATURES

- THREE BEDROOMS
- WELL APPOINTED KITCHEN
- CLOAKROOM
- SUPERB WORKSHOP
- THREE RECEPTION ROOMS
- STUNNING FAMILY BATHROOM
- HOME GYM/ UTILITY ROOM
- HOME OFFICE / GAMES ROOM



# 3 Bedroom House - Detached located in Bournemouth

## ENTRANCE HALLWAY

UPVC door leading into the porch area with a secondary UPVC door leading to generous hallway. Wood flooring, smooth plastered walls and ceiling with picture rail, radiator, doors leading to all primary rooms and stairs leading to the first floor landing.

## FRONT RECEPTION ROOM

14'1" x 11'9"

Feature fireplace with a wood burner, picture rail, textured ceiling, smooth plastered walls, radiator, large UPVC bay window to the front aspect, wood flooring, fitted blinds, ample space for a selection of furniture.

## REAR RECEPTION ROOM/DINING ROOM

12'5" x 10'9"

A generous sized room with wood flooring, smooth ceilings with picture rail, radiator, internal wooden door with glazed side panels offering access into the conservatory.

## CONSERVATORY

10'9" x 10'5"

The conservatory has a polycarbonate roof, UPVC windows, tiled effect flooring, radiator, French style doors offering direct access to the rear garden.

## KITCHEN

13'9" x 8'6"

A well appointed kitchen with smooth ceilings, tiled splashback, stone effect work surfaces, a selection of floor and wall mounted units in light wood effect with

chrome handles, UPVC window to the rear and side aspects, UPVC door to the rear garden, tile effect flooring, stainless steel sink.

## CLOAKROOM

A well appointed cloakroom with UPVC window to the side aspect, a natural brick feature wall, tiled flooring, modern low level WC, hand basin with vanity storage and downlight.

## MASTER BEDROOM (FRONT)

14'1" x 11'9"

A very large double bedroom with carpeted flooring, radiator, textured ceiling with picture rail, large Upvc bay window to the front aspect, ample options for a large amount of bedroom furniture, currently easily accommodating a super king size bed.

## BEDROOM TWO

12'5" x 10'9"

A very large double bedroom with wood effect flooring, radiator, textured ceiling with picture rail, large UPVC window to the rear aspect, ample option for a large amount of bedroom furniture, wood effect flooring and fitted wardrobes.

## BEDROOM THREE

9'2" x 7'10"

A generous sized third bedroom which is being used as a home office with fitted storage, radiator, wood effect flooring, UPVC window to the front aspect.



## BATHROOM

9'2" x 8'6"

A stunning family bathroom with double walk-in shower, tiled splashback, low level W.C., separate bath, twin sinks with vanity storage, wonderful natural brick feature wall, ceiling feature with LED downlights and ceiling extractor, tiled effect flooring, UPVC window to the rear aspect.

## GYM/UTILITY/ WORKSHOP/SNUG

13'1" x 13'1" 17'3" x 13'1" 10'2" m x 4'7"

Entry to the extensive workshop is via a set of bi-folding doors, which also contains a utility/gym area, with plumbing for a selection of white goods. power and lighting. This is a highly impressive workshop, ideal for a hobbyist or mechanic, which contains power and lighting and has a pitched roof. Additionally, there is a door from the workshop leading to the snug/office and a UPVC door offering access to the garden.

## OUTSIDE SPACE

Outside front, mainly laid to hard standing for three vehicles, double gates offering access to the rear garden via the carport.

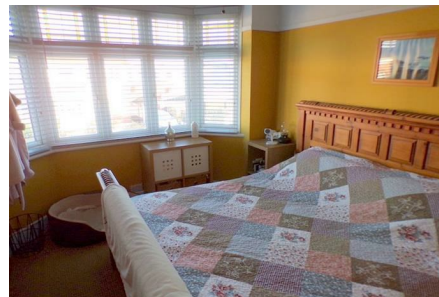
Rear garden, recently updated decking, lawned area and seating area with a covered sunken hot tub.( hot tub not installed)







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





Call us on

01202 532556

[sales@simpsonsestateagents.com](mailto:sales@simpsonsestateagents.com)

[www.simpsonsestateagents.com](http://www.simpsonsestateagents.com)

Council Tax Band



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
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.

