

FREEHOLD

House - Detached

# 138 KNIGHTS ROAD, BOURNEMOUTH, DORSET, BH1 1 9SH

Asking Price

£500,000

## FEATURES

- 4 DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- UTILITY ROOM
- VACANT
- EN-SUITE TO THE MASTER
- DOUBLE GARAGE
- CLOAKROOM
- AMPLE PARKING



# 4 Bedroom House - Detached located in Bournemouth

## ENTRANCE

Entering the house via a hardwood door, the hallway is of a generous size, with a UPVC window to the front aspect, ground floor doors leading to all the primary rooms with stairs leading to the first floor accommodation.

## LIVING ROOM

21'7" x 12'1"

A wonderful size room with textured ceiling, feature fireplace, 2 radiators, UPVC window to front aspect, sliding doors into the conservatory, double doors into the dining room.

## DINING ROOM

12'1" x 9'10"

Textured ceiling, radiator, carpet flooring, single glazed window to the rear aspect onto the conservatory, door into the kitchen.

## CONSERVATORY

22'3" x 7'10"

Tile effect flooring, polycarbonate roofing, doubled sliding doors onto the rear garden, power and lighting.

## KITCHEN

11'5" x 8'6"

A well appointed kitchen, although would benefit from updating. Wood effect worktops. wall and floor mounted units, tiled effect flooring, high level oven, Gas hob, stainless steel sink. Upvc window to rear aspect, door into the utility room.

## UTILITY ROOM

9'2" x 6'6"

Stone effect worktops and tiled effect flooring, UPVC door onto the rear garden, stainless steel sink, spaces for a selection of white goods. The Gas fired boiler is located within the utility room. Door leading through to the hallway.

## CLOAKROOM

Low level WC, hand basin, UPVC window to the side aspect, carpet flooring

## GUEST BEDROOM

12'5" x 11'1"

A superb size guest bedroom is located on the first floor with built-in bedroom furniture, textured ceiling with coving, radiator, carpet flooring, Upvc window to the front aspect.

## LANDING

Textured ceiling, storage cupboard, loft hatch, doors leading to the first floor accommodation.

## MASTER BEDROOM

12'5" x 12'1"

A very generous master with ample space for a selection of bedroom furniture, textured ceiling with coving, papered walls, radiator, carpet flooring, UPVC window to the front aspect, door into the en-suite.

## EN-SUITE

8'6".65'7"

Textured ceiling tiled walls, radiator, separate shower cubicle, low level WC, hand basin with vanity storage, Velux window to the rear aspect, carpet flooring.



## BEDROOM 2

12'1" x 9'6"

A further double bedroom with textured ceiling, radiator, papered walls, Velux window to rear aspect, large built-in storage cupboard.

## BEDROOM 3

12'1" x 9'6"

A further double bedroom with textured ceiling, radiator, papered walls, Velux window to the front aspect, carpet flooring, ample space for bedroom furniture.

## BATHROOM

8'6" x 8'2"

Textured ceiling, Velux window to rear aspect, bath, low level WC, hand basin with vanity storage, radiator.

## OUTSIDE SPACE

The front of the property benefits from a large block paved driveway with a small area of shrubs to the front. A driveway leading to the rear garden offers additional parking for a motor home, caravan etc and access to the double garage. The double garage has power and lighting with an up and over door. The rear garden is laid to mature shrubs and lawn with a path leading to the front via a small metal gate.





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





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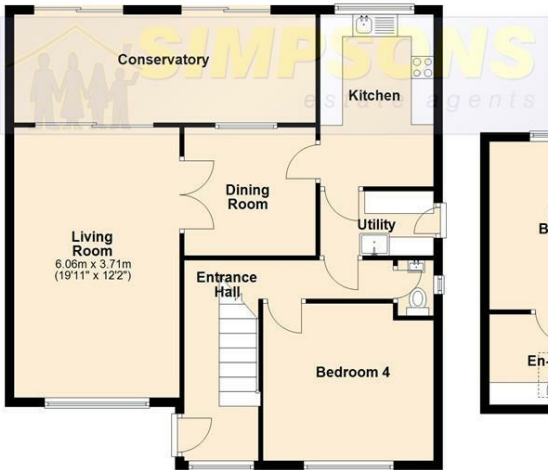
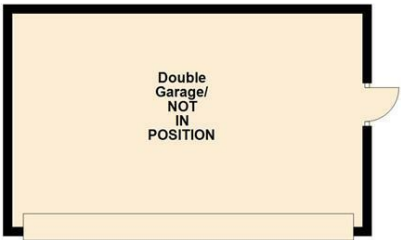
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Council Tax Band

D

Ground Floor



First Floor



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.

