

FREEHOLD



House - Detached

I TYTHERLEY GREEN, BOURNEMOUTH, BH8 0PA

Offers Over

£550,000

FEATURES

- EXTENDED KITCHEN/DINER
- THREE RECEPTION ROOMS
- EN-SUITE
- SOLER PANELS WITH EXCELENT TARIFF RETURNS
- THREE DOUBLE BEDROOMS
- CLOAKROOM
- INTEGRAL GARAGE
- HIGHLY SOUGHT AFTER AREA



3 Bedroom House - Detached located in Bournemouth

ENTRANCE

On entering the property via a Upvc front door leading into a most useful porch area with wood panelling walls and marble tiled flooring, secondary door leading into spacious hallway with doors leading into the ground floor accommodation and stairs leading to the first floor. Wood effect flooring, textured ceiling ,radiator,

CLOAKROOM

A modern low level WC, hand basin, radiator, extractor fan, tiled flooring.

LOUNGE

17'0" x 10'9"

A delightful room with textured ceiling, coving, radiator, fireplace, Large Upvc bay window to the front aspect, opening into the dining room.

DINING ROOM

9'10" x 8'6"

A very nice formal dining room with textured ceiling, coving, radiator, solid wood flooring, opening into the stunning and extended kitchen/diner.

KITCHEN/DINER

23'7" x 21'7"

This is a truly wonderful area in the house with extended L-shape kitchen/diner which offers ample living space with direct access to the rear garden. The kitchen has a vast selection of wall and floor mounted units in a matt white and stone effect worktops, large range cooker; and all white goods are included with the kitchen, extractor fan stainless steel sink. Upvc window to the side aspects, two sets of French style doors offering direct access to the rear garden. A mix of solid wood and tiled flooring, textured ceiling and coving.

FIRST FLOOR LANDING

Doors leading to all primary rooms, Upvc window to side aspect, loft access, storage cupboard, textured ceiling, coving.

BEDROOM 1

11'5" x 9'10"

A very light and bright double bedroom with textured ceiling, coving, large built-in storage cupboard, radiator, Upvc window to the front aspect.

BEDROOM 2

10'9" x 10'2"

A further very light and bright double bedroom with textured ceiling, coving, built-in wardrobes, radiator, Upvc window to the front aspect.

GUEST ROOM

10'2" x 10'2"

A delightful guest room with built-in wardrobes with sliding mirror doors, radiator, textured ceiling, coving, Upvc window to rear aspect.

EN-SUITE

7'10" x 6'6"

A very generous and well appointed en-suite, bath with shower attachment, hand basin, modern low level WC., tiled flooring, radiator, textured ceiling with coving, Upvc window to the rear aspect.

BATHROOM

6'6" x 5'2"

A very generous and well appointed family bathroom with shower attachment, hand

basin with vanity storage, modern low level WC., tiled flooring, radiator, textured ceiling with coving, Upvc window to the side aspect.

OUTSIDE SPACE

The approach to the property is via a light tone resin driveway offering parking for a single vehicle, leading to the garage which has power and lighting, manual up and over door, side gate to the rear garden.

The rear garden is of a South Westerly aspect, laid to lawn and patio seating areas with fitted sun awnings and a selection of mature shrubs and flower beds, summer house, all bordered with an impressive 6ft brick wall adding to the privacy of this sunny rear garden.





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Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	72	
(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.

