

FREEHOLD



House - Detached

# 30 TRENTHAM AVENUE, BOURNEMOUTH, DORSET, BH7 7HU

Asking Price

## £525,000

### FEATURES

- WONDERFUL DETACHED HOUSE
- SOUTH FACING REAR GARDEN
- AMPLE PARKING
- THREE RECEPTION ROOMS
- DOUBLE GARAGE
- STUNNING CONSERVATORY
- TUCKED AWAY POSITION
- MODERN KITCHEN / UTILITY AREA



 **SIMPSONS**  
estate agents

# 3 Bedroom House - Detached located in Bournemouth

## ENTRANCE HALL

You are welcomed into this stunning home via a modern UPVC front door with glazed inlay and side panels. The hallway is light and bright with doors leading to the ground floor accommodation and stairs leading to the first floor. Under stairs storage and a further larger storage cupboard within the hallway, textured ceiling, coving, radiator, Karndean oak flooring.

## WC

Modern low level WC. with part-tiled walls, textured ceiling, heated towel rail, hand basin with vanity storage, Karndean flooring, UPVC window to the front aspect.

## LIVING ROOM

19'2" x 10'9"

A wonderful room flooded with natural light from the dual aspect windows, large box bay window to front aspect, patio sliding doors into the conservatory benefitting from the southerly aspect, feature fireplace, textured ceiling, coving, karndean flooring. radiator.

## DINING ROOM

8'11" x 8'9"

Textured ceiling with coving, radiator, Karndean flooring, double wooden doors offering direct access into the conservatory

## KITCHEN

11'1" x 8'10"

A magnificent German designed kitchen with a full selection of wall and floor units in gloss Cashmere with Danae worktops, Franke sink, Neff induction Hob with

extractor fan, glass splashback, Neff combination oven microwave with Neff electric fan oven, full size dishwasher, LED down lights, smooth plastered walls and ceiling, Karndean flooring, UPVC window to rear aspect, archway into the Utility Room.

## UTILITY ROOM

4'11" x 4'0"

Matching kitchen units, integrated fridge freezer, integrated washing machine and coffee machine, Karndean flooring, UPVC stable door offering access to the front and rear gardens.

## CONSERVATORY

26'10" x 14'5"

A truly stunning conservatory with a glazed roof and two heat and rain sensitive electric skylights, wall light, downlights, two stylish vertical radiators. power and lighting, outside tap, Karndean flooring, large set of sliding patio doors leading onto the southerly facing rear garden.

## LANDING

Carpet flooring, loft hatch, storage cupboard, UPVC window to front aspect, doors leading to all primary accommodation.

## MASTER BEDROOM

19'2" x 10'10"

A splendid and very spacious master bedroom with a generous amount of fitted furniture in a light wood, textured ceiling, two radiators, twin aspect windows offering a vast amount of natural light. carpeted flooring.

Bedroom four has been removed in favour of a larger master bedroom. Bedroom four could easily be reinstated with the erection of the original wall and door.

### EN-SUITE

A modern en-suite shower room with a stylish curved shower screen, tiled walls, LED downlights, hand basin with vanity storage, towel rail, extractor fan.

### BEDROOM 2

10'0" x 9'10"

A further double bedroom with fitted wardrobes, carpet flooring, UPVC window to front aspect. textured ceiling, coving, radiator.

### BEDROOM 3

8'9" x 7'1"

A generous third bedroom with textured ceiling, coving, radiator, carpeted flooring, UPVC window to the rear aspect.

### BATHROOM

9'10" x 6'1"

A very well appointed family bathroom with a four piece suite in white, fully tiled walls and splashback, low level WC., hand basin. radiator, stone effect flooring, bath with shower attachment, textured ceiling with LED downlights, UPVC window to rear aspect.





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## OUTSIDE SPACE

A generous driveway offering parking for a number of vehicles such as a motor home or caravan etc., double garage with electric roller door with power and lighting. The front garden has a small area with flower beds and a side gate offering direct access to the rear garden.

The rear garden is of a southerly aspect with a selection of mature flower beds and patio seating area, all boarded 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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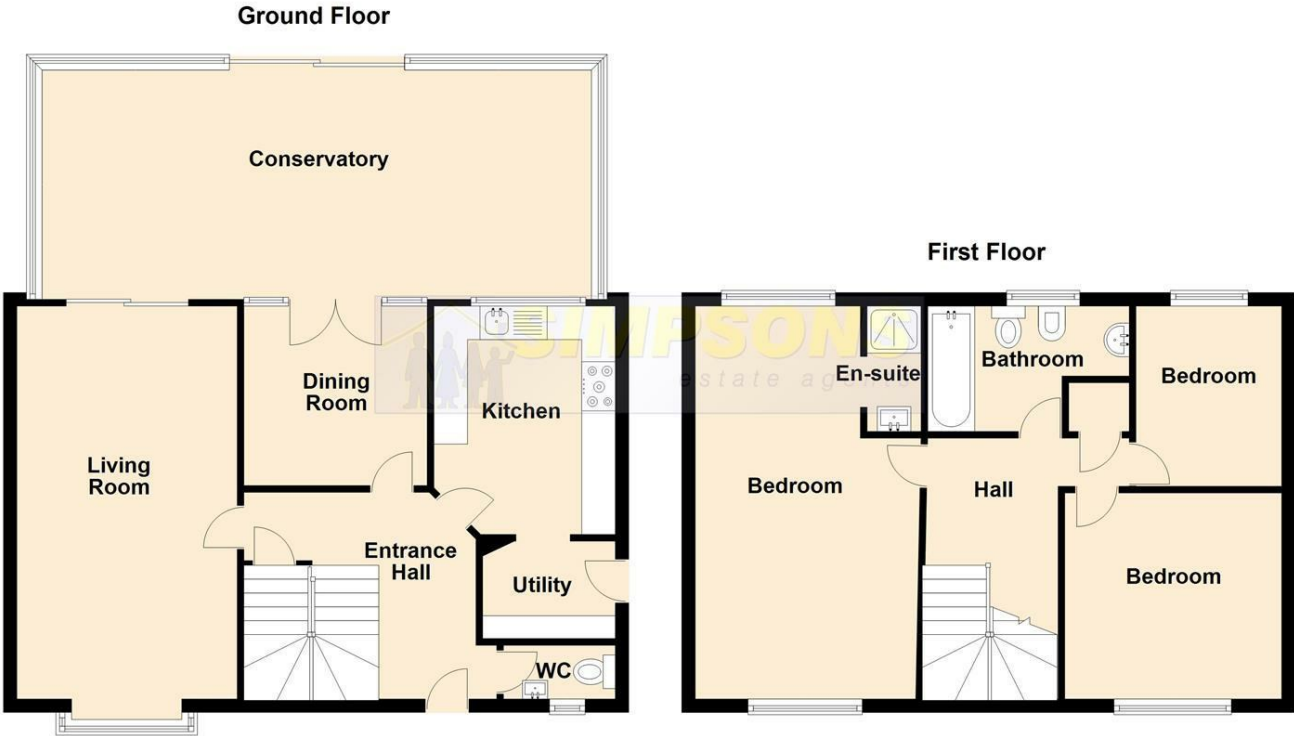
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Council Tax Band

**E**



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>	68	71
(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.

