

FREEHOLD



Bungalow - Detached (EPC Rating: D)

22 EDIFRED ROAD, BOURNEMOUTH, BH9

3PD

Asking Price

£499,950



3 Bedroom Bungalow - Detached located in Bournemouth

Nestled on the highly sought-after Edifred Road in Bournemouth, this stunning detached bungalow offers a delightful blend of comfort and modern living. Built in 1950, the property has been thoughtfully extended and now provides three spacious double bedrooms, with the master bedroom benefiting from an en-suite for added convenience.

As you enter, you are welcomed into a bright and airy reception hall that sets the tone for the rest of the home. The heart of the bungalow is undoubtedly the stunning open-plan kitchen area, which is perfect for both entertaining guests and enjoying family meals. The modern bathroom complements the stylish design of the home, ensuring that every aspect of daily living is catered for.

The property spans an impressive 731 square feet, providing ample space for relaxation and enjoyment. One of the standout features of this bungalow is the south-facing rear garden, which offers a wonderful outdoor space to soak up the sun and enjoy the fresh air.

With no onward chain, this property presents a fantastic opportunity for those looking to move in without delay. Whether you are a first-time buyer, a family seeking a comfortable home, or someone looking to downsize, this bungalow on Edifred Road is sure to impress. Don't miss your chance to make this lovely property your own.

ENTRANCE

On entering this fine property via a composite style front door with glazed inserts, you enter this light and bright hallway with a seating bench with shoe storage, storage cupboard housing the electric meter and consumer unit. The hallway has smooth plastered walls and ceiling, wood effect flooring, downlights, radiator, loft access and doors leading to all primary rooms.

MASTER BEDROOM

15'8" x 10'5"

A wonderful, spacious room with ample plug sockets with HDMI fittings, smooth plastered walls and ceiling, downlights, radiator, carpet flooring, space for a selection of bedroom furniture.

EN-SUITE

7'10" x 3'7"

A truly stunning En-Suite shower room with double walk in shower, hand basin with vanity storage, low level WC, fully tiled walls and tiled under floor heating, heated towel rail, extractor fan.

BEDROOM 2 / LOUNGE

16'0" x 10'5"

A very spacious second bedroom with a large UPVC bay window to front aspect, with LED light bar, smooth plastered walls and ceiling, downlights HDMI fitted sockets, carpet flooring and ample space for bedroom furniture.

BEDROOM - DINING ROOM

12'5" x 9'10"

A very spacious third bedroom or Dining Room with a

large UPVC bay window to front aspect, with LED light bar, smooth plastered walls and ceiling, downlights, HDMI fitted sockets, carpet flooring and ample space for bedroom furniture.

BATHROOM

6'6" x 5'10"

A beautifully presented family bathroom with fully tiled walls and flooring with under floor heating, heated towel rail, bath with shower attachment and glass shower screen, hand basin with vanity storage, low level WC, fitted heated mirror with LED lighting, UPVC window to side aspect.

OPEN PLAN LIVING AREA

24'3" max x 18'0" max

A stunning extension with a "Mansard" style roof offering light and space from the Bi-fold doors and sky lantern, flooding this most wonderful area with natural light. The kitchen boasts a full selection of wall and floor mounted units in matt grey with a superb Larder, wood effect flooring and worktops, large central island with storage, high level fan oven, electric hob, fitted dishwasher, fridge freezer and washing machine, ample plug sockets with USB charging and wall mounted HDMI cables.

The garden can be accessed via the set of Bifold doors and a single UPVC door.

OUTSIDE SPACE

The front of the property is laid to hard standing offering parking for two vehicles, outside lighting, sockets; an E-V charger is available. UPVC soffits and gutters.

The rear garden is of a southerly aspect, with a lawned area and flower beds and patio seating area. The rear garden of the property is bordered with 6ft wooden fencing.

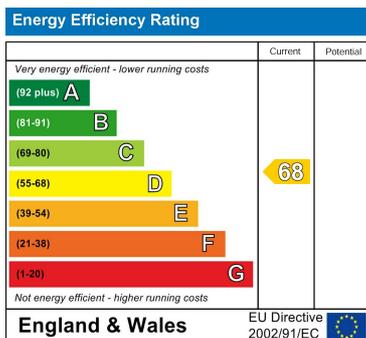


Ground Floor



Council Tax Band

Energy Performance Graph



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