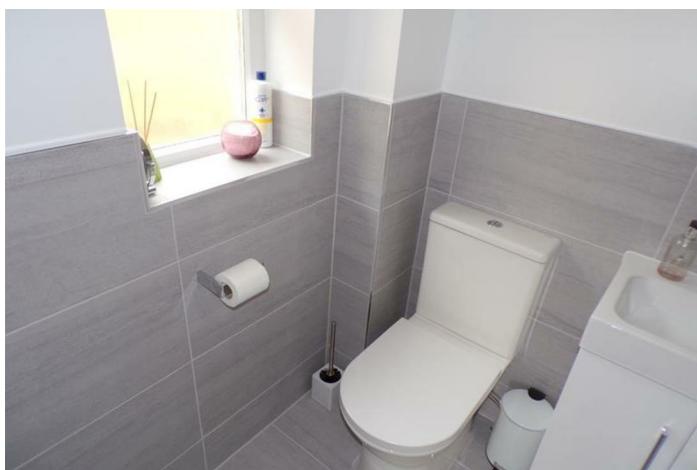


FREEHOLD



House - Detached (EPC Rating: C)

**4 SEAGRIM ROAD, BOURNEMOUTH,
DORSET, BH8 0BD**
Offers Over

£435,000

3 Bedroom House - Detached located in Bournemouth

SIMPSONS ESTATE AGENTS are delighted to bring to the market this very spacious three double bedroom modern detached family home located in a truly sought after cul-de-sac, being close to BSG, BSB, JP Morgan and Royal Bournemouth Hospital. The property is decorated and presented beautifully throughout with a stunning modern en-suite and a separate shower. The property is located within an easy and level walk to the local shops and transport links, countryside and river walks. Other benefits include a modern kitchen/diner, cloakroom, UPVC windows, FGCH. Viewing is highly recommended to appreciate this most wonderful home.

Entrance Hall

0'0" x 0'0"

On entering this stunning home via a composite door with glazed inlay you are welcomed into a light and bright entrance with smooth plastered walls and ceiling, plaster coving, wood effect flooring, radiator, doors leading to the accommodation and stairs leading to the first floor.

Lounge

9'10" x 14'9"

A superb lounge flooded with natural light from the large box bay window to the front aspect and a further UPVC window to the side aspect. Smooth walls and ceiling, low level radiator, feature fireplace with electric fire and wooden surround.

Cloakroom

3'7" x 6'7"

A modern cloak room with a low level W.C., hand basin, heated towel rail, tiled splashback, smooth ceiling, wood effect flooring, UPVC window to side aspect.

Kitchen Diner

16'1" x 13'9"

A wonderful room with a well appointed fitted kitchen, smooth ceiling and loft access. The kitchen has a full selection of wall and floor mounted units in a wood effect with polished chrome handles, stone effect worktops, fitted full size dishwasher, fitted under the counter fridge, space for a washing machine, extractor fan, tiled effect flooring, large storage cupboard, twin UPVC windows to rear aspect and door offering direct access to the rear garden.

Landing

0'0" x 0'0"

Smooth walls and ceiling, loft hatch, storage cupboard housing the hot water cylinder, UPVC window to rear aspect.

Bedroom 1

10'2" x 9'10"

A beautiful light room with a large UPVC window to the front aspect, smooth walls and ceiling, radiator, archway leading to the dressing area with fitted wardrobes, door leading through to the en-suite shower room.

En-Suite

4'7" x 7'3"

A truly stunning en-suite shower room that has recently been updated. Fully tiled walls and shower splashback, tiled flooring, double width glass shower cubical with an Aqualisa shower; hand basin with a vanity cupboard, extractor fan, heated towel rail, UPVC window to the side aspect.

Bedroom 2

10'2" x 12'2"

A very nice double room with smooth plastered walls and ceiling radiator, fitted wardrobe, UPVC window to front aspect.

Bedroom 3

7'7" x 9'2"

A generous third bedroom currently used as a home office with smooth plastered walls and ceiling, radiator, UPVC window to the rear aspect.



Bathroom

5'7" x 8'6"

A very well appointed and generous bath room with a bath and an Aqualisa shower, low level W.C., hand basin. tiled splashback, smooth ceiling, heated towel rail. tile effect flooring and Upvc window to rear aspect.

Outdoor Space

0'0" x 0'0"

The front of the property is laid to hard standing gravel with a tarmac driveway leading to the integral garage. The garage measures 5.1m x 2 and has power and lighting with an electric up and over door and a door to the rear offering access to the garden. The rear garden is mainly laid to lawn bordered with 6ft fencing and hard standing for a shed, and a gate offering side access to front of the property.

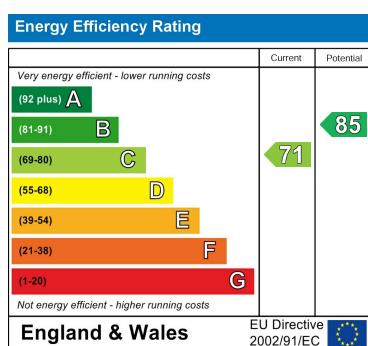




Council Tax Band

D

Energy Performance Graph



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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.