House - Semi-Detached

34 LARKSFIELD AVENUE, BOURNEMOUTH, DORSET, BH9 3LP

£414,950

FEATURES

- SEMI-DETACHED
- THREE DOUBLE BEDROOMS
- FGCH
- CONSERVATORY
- CLOAKROOM
- AMPLE OFF ROAD PARKING
- STUNNING KITCHEN/DINER
- LARGE REAR GARDEN

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SIMPSONS estate agents

3 Bedroom House - Semi-Detached located in Bournemouth

ENTRANCE

On entry to the property via a stylish and secure composite style UPVC front door with glazed inlays, the hallway has smooth plastered walls and ceiling, radiator, wood effect flooring, understairs storage cupboard, cloakroom and doors leading to the ground floor accommodation and first floor.

CLOAKROOM

The cloakroom has fully tiled walls and flooring, low level WC, heated towel rail, Upvc window to front aspect.

LOUNGE

12'1" x 11'9"

A superb light and bright spacious room with textured ceiling and coving, part-papered and smooth walls, wood flooring, fireplace, radiator, Upvc bay window to the front aspect.

KITCHEN/DINER

20'8" x 10'9"

The kitchen/diner is a stunning feature to this property with a full selection of wall and floor mounted units in a Cherry wood, stone effect worktops. spaces for a large selection of white goods, tiled splashback, stainless steel sink, extractor fan, smooth plastered walls and ceiling. The Gas fired boiler is located in the kitchen area. Wood effect flooring into the dining area. The dining area offers direct access into the conservatory.

CONSERVATORY

11'9" x 9'10"

The conservatory is of a UPVC construction with brick-built plinth, UPVC polycarbonate roof, radiator, doors offering direct access to the garden.

LANDING

Window to the front aspect of the landing. There is loft access, a pull-down ladder, thermostatically controlled radiator and doors leading to accommodation

BEDROOM 1

10'9" x 9'10"

A very generous sized bedroom with smooth plastered ceilings and walls, radiator, carpeted flooring, Upvc window to the front aspect, ample space for a selection of bedroom furniture as well a selection of fitted wardrobe's with mirror sliding doors.

BEDROOM 2

11'9" x 10'9"

A very good size bedroom with light textured plastered walls and ceilings, radiator, UPVC window to the rear aspect, built-in storage housing the hot water cylinder, the bedroom offers ample space for a good selection of bedroom furniture.

BEDROOM 3

10'2" x 9'2"

A really generous sized double bedroom, ample space for bedroom furniture, radiator, Upvc window to the rear aspect.

BATHROOM

6'2" x 5'10"

A modern and stylish bathroom with fully tiled walls and flooring, textured ceiling with coving, low level WC, hand basin, bath with shower attachment, heated towel rail, Upvc window to the side aspect.

OUTSIDE SPACE

The front is laid to shingle and offers parking for up to three vehicles via a dropped kerb, side gate offers direct access to the rear garden. The rear garden is of a very good size and is mainly laid to lawn bordered with 6' fence panels, mature shrubs, large home office cabin, flower beds, patio area and pedestrian gate to the front of the property.

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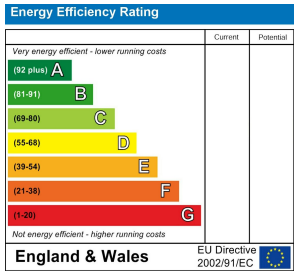

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements