

FREEHOLD



House - Detached

15 HAZELTON CLOSE, BOURNEMOUTH, DORSET, BH7 7JF

Asking Price

£549,950

FEATURES

- STUNNING KITCHEN DINER
- EN-SUITE TO THE MASTER
- EXTENDED TO THE REAR
- GARAGE
- 4 DOUBLE BEDROOMS
- HIGHLY SOUGHT AFTER ROAD
- EV CHARGER
- BEAUTIFULLY PRESENTED THROUGHOUT



4 Bedroom House - Detached located in Bournemouth

ENTRANCE

On entering the property via a modern Upvc composite front door with glazed side panels, you are welcomed into the light and bright entrance with smooth plastered walls and ceiling, wood effect flooring, radiator, stairs leading to the first floor and stylish wooden door leading into the front reception room.

LOUNGE

13'1", 19'8" x 15'8"

A wonderful room with smooth plastered walls and ceiling, newly-carpeted flooring, concealed service access for a wall-mounted TV, radiator, ample space for furniture, large uPVC box bay window to the front aspect offering a generous amount of natural light.

CLOAK ROOM

4'3" x 3'7"

Door leading into the inner hallway offering access to the garage and modern cloakroom, low level WC, hand basin with tiled splash back, radiator, uPVC window to the side aspect, tiled flooring.

KITCHEN DINER

23'11" x 14'9"

A truly stunning and modern feature from an extended kitchen diner offers a wonderful family space, ideal for entertaining and open access into the garden. This wonderful room is flooded with natural light from twin sets of French-style uPVC doors, triple Velux windows in the vaulted ceiling and a uPVC window from the kitchen sink area to the rear aspect. Smooth ceiling with down lights and vaulted ceiling lights, tiled flooring, stunning modern kitchen with white ceramic sink,

integrated full-size dishwasher, double oven range style cooker with gas hob, large built-in corner pantry, a full selection of wall and floor mounted units and drawers in stylish off-white with polished chrome handles. A large central island accommodates breakfast seating and further integrated storage with stone effect worktops. The kitchen area includes space for a double width fridge/ freezer.

FIRST FLOOR LANDING

The stairs lead to the first-floor landing with newly carpeted flooring and matching styling wooden doors leading to all first-floor bedrooms, the family bathroom and storage/airing cupboard housing the pressurised hot water tank. Smooth walls and ceiling with coving. Loft access via an in-built ladder.

MASTER BEDROOM

12'5" x 12'1"

A very nice master bedroom with smooth ceiling, coving, over the stairs storage fitted wardrobes, carpet flooring, radiator, uPVC window to the front aspect, matching wooden door leading to the en-suite.

EN-SUITE

6'2" x 4'11"

A very well-appointed shower room with shower cubical, hand basin with vanity storage, hidden cistern low level WC., fully tiled walls and flooring, heated towel rail, extractor fan, uPVC window to the front aspect.

BEDROOM 2

11'9" x 9'2"

A further double bedroom with fitted wardrobes, smooth plastered walls and ceiling, radiator, carpet flooring, uPVC window to the rear aspect.

BEDROOM 3

12'1" x 8'2"

A further double bedroom with fitted wardrobes, smooth plastered walls and ceiling, radiator, carpet flooring, Upvc window to the front aspect.

BEDROOM 4

9'6" x 8'2"

A generous fourth bedroom, smooth plastered walls and ceiling, radiator, carpet flooring, Upvc window to the rear aspect.

BATHROOM

8'10" x 6'2"

A stunning and well-appointed family bathroom. Large P-shaped bath with integrated shower and curved glass screen. Hand basin with vanity storage, low level WC with hidden cistern, heated towel rail fully tiled walls with a mix of white gloss and glass mosaic tiles, tiled flooring, smooth ceiling and extractor fan. uPVC window to the rear aspect.

GARAGE

17'8" x 8'2"

A truly useful area with power and lighting, electric up and over door, as well as plumbing for a washing machine and other white goods, housing for gas boiler.





SIMPSONS ESTATE AGENTS | 85 CASTLE LANE WEST, BOURNEMOUTH, BH9 3LH



OUTSIDE SPACE

A very spacious tarmac driveway bordered with red brick, parking for three vehicles, side gate offering direct access to the rear garden.

The rear walled garden is a true delight with a selection of mature shrubs, flower beds and a fruiting grape vine, patio seating area with a well presented lawned area as well as the generous summer house measuring 3.5 meters x 3.0 meters with power and lighting.



Call us on

01202 532556

sales@simpsonsestateagents.com

www.simpsonsestateagents.com

Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
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.

