



Heather Close

Bournemouth, BH8 0ER

£400,000

- Stunning Family Home
- Four Bedrooms
- High Specification Kitchen/Breakfast Room
- Utility
- Ground Floor Cloakroom
- Four Piece Modern Bathroom
- Study/Hobbies Room
- Envious Semi Rural Location



HOUSE AND SON

House and Son are delighted to be able to offer for sale this elegant and re-modelled house. This family home has been totally refurbished with an eye to detail throughout. The accommodation comprises four well proportioned bedrooms, four piece family bathroom, living/dining room, kitchen/breakfast room, utility and ground floor cloakroom. Benefits also include ample off road parking and private rear garden. The property is situated in a much sought after residential area being within easy reach to popular schools, local river walks and Castlepoint shopping centre. Bournemouth town centre is a short drive away.



ENTRANCE HALL

11' 7" x 6' 0" (3.53m x 1.83m)

Composite front door and UPVC double glazed side panel and window to side. Karndean floor, radiator. Stairs to first floor.

LIVING/DINING ROOM

23' 6" x 11' 4" (7.16m x 3.45m)

UPVC double glazed Georgian style window to front and French doors to rear garden, two radiators, tiled floor, smooth and coved ceiling, recessed downlighters.

STUDY/HOBBIES ROOM

9' 6" x 8' 8" (2.9m x 2.64m)

UPVC double glazed Georgian style window to front, radiator, smooth ceiling, recessed shelving.

UTILITY

8' 8" x 5' 8" (2.64m x 1.73m)

Roll top work surfaces with single bowl inset, space and plumbing



for washing machine and tumble dryer beneath, space for further electrical appliance, range of wall mounted units, fuse box, smooth ceiling and recessed downlighters, extractor fan.

CLOAKROOM

White suite comprises low level WC, wall mounted wash hand basin, chrome heated towel rail/radiator, recessed downlighters and extractor fan.

KITCHEN/BREAKFAST ROOM

12' 5" x 8' 0" (3.78m x 2.44m)

Comprehensively fitted "Franke" one and quarter bowl single drainer sink unit inset roll top work surfaces with high gloss finish base units incorporating dishwasher, three pan drawers, carousel pull out corner units, brushed stained steel De Dietrich five ring gas hob, glass splashback, matching De Dietrich extractor hood, floor to ceiling high gloss finish units incorporating eye level De Dietrich oven and matching microwave/oven, integrated fridge/freezer, concealed gas fired boiler serving central heating

and hot water, inset plinth LED lights, upstands, breakfast bar, smooth and covered ceiling, UPVC double glazed Georgian style window overlooking rear garden, understair storage cupboard, UPVC double glazed door leads to rear garden.

STAIRS TO FIRST FLOOR LANDING

Hatch to loft.

BEDROOM ONE

12' 2" x 11' 6" (3.71m x 3.51m)

UPVC double glazed Georgian style window to front, radiator, smooth and covered ceiling, recessed downlighters.

BEDROOM TWO

12' 3" x 9' 1" (3.73m x 2.77m)

UPVC double glazed Georgian style window to front, radiator, smooth and covered ceiling, recessed downlighters. Walk in wardrobe (6'2" x 2'11") with hanging rails and shelving.

BEDROOM THREE

10' 11" x 6' 11" (3.33m x 2.11m)

UPVC double glazed window to rear, smooth and covered ceiling, radiator.

BEDROOM FOUR

11' 0" x 6' 4" (3.35m x 1.93m)

UPVC double glazed Georgian style window to rear, radiator, smooth and covered ceiling.

BATHROOM

9' 10" x 7' 10" (3m x 2.39m)

Suite comprises inset spa/whirlpool bath with centre tap and shower attachment, walk in double tray cubicle with overhead rain fall head and built in shower, heated towel rail/radiator, wall mounted wash hand basin, low level WC, fully tiled, UPVC double glazed frosted windows to rear, tiled floor, illuminated mirror, smooth ceiling, recessed downlighters.

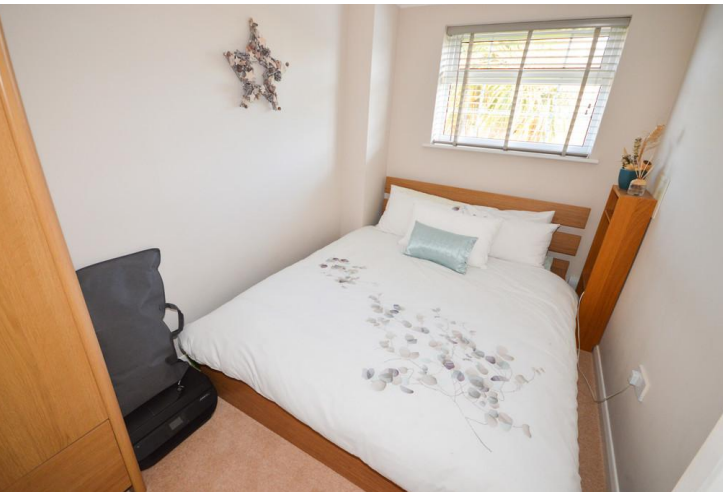
OUTSIDE

Block paved driveway provides ample off road parking for several vehicles, various established plants.

REAR GARDEN

Paved patio area abutting property with outside power socket, various lights, raised well established and stocked shrub borders.

The remainder being laid to artificial turf, timber garden shed, access to side with gate leading to front, outside tap.





COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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