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DETACHED FAMILY HOUSE

£850,000



Wilfred Road, Boscombe Manor, Bournemouth, Dorset, BH5 1ND

- * DETACHED FAMILY RESIDENCE * SEVEN BEDROOMS (FIVE EN-SUITE) ***
- * THREE RECEPTION ROOMS * ONE-BEDROOM ANNEXE ACCOMMODATION ***
- * KITCHEN / BREAKFAST ROOM * UTILITY/PANTRY * FAMILY BATHROOM ***
- * WIDE BLOCK PAVED DRIVEWAY * GARAGE * CHARACTER FEATURES ***
- * FRONT & REAR GARDENS * SHORT WALK TO SEAFRONT ***

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses & bay windows where appropriate.

Wilfred Road, Boscombe Manor, Bournemouth, Dorset, BH5 1ND:

Sheltered storm porch leads via glazed double doors into entrance porch having ceiling light point. Double leaded-glazed doors lead into:

<u>Entrance Hallway:</u>	Having plain wood beamed ceiling with picture rail and ceiling light point. Double panelled radiator. Internal leaded glass work to reception three. Recessed under stairs storage with walk-in storage having light point with access to annex.
<u>Reception Room One:</u>	<u>18' 8 x 17' / 5.69m x 5.18m (approx').</u> Having plain wood beamed ceiling with picture rail and ceiling light point. UPVC double-glazed bay window to front aspect with three further feature leaded glazed windows to side aspect. Fire surround with living flame effect gas fire. Double panelled radiator. Television point.
<u>Reception Room Two:</u>	<u>19' 10 x 14' / 6.04m x 4.26m (approx').</u> Having plain wood beamed ceiling with picture rail and ceiling light point and two wall light points. UPVC double-glazed window to front aspect with further feature leaded window. Fire surround with open fire. Double panelled radiator.
<u>Reception Room Three:</u>	<u>13' 9 x 10' 11 / 4.19m x 3.32m (approx').</u> Having plain wood beamed ceiling with picture rail and ceiling light point. UPVC double-glazed windows to side (bay) and rear aspects. Double panelled radiator.
<u>Kitchen / Breakfast Room:</u>	<u>19' x 12' 2 / 5.79m x 3.71m (approx').</u> Having plain ceiling with two railed down light points. Two UPVC double-glazed windows to side aspect. UPVC double-glazed casement doors to garden. A range of wall and base mounted units with work surfaces over. One-and-a-quarter bowl single drainer sink unit with mixer tap. Integrated microwave and integrated dishwasher. Generous level of storage cupboards, drawers and display cabinet. Island unit with space and connection for range cooker and extractor hood over. Tiled flooring, splash back tiling. Wood burner. Door to:
<u>Utility / Pantry:</u>	Having plain ceiling with ceiling light point. UPVC double-glazed window to side aspect. Space for American style fridge/freezer, additional freezer and space and plumbing for washing machine.
<i>Staircase from hallway to first floor landing</i>	
<u>First Floor Landing:</u>	At half landing, feature leaded window to rear aspect. At landing level, papered ceiling with ceiling light point and picture rail. Double panelled radiator.
<u>Bedroom One:</u>	<u>18' 3 x 12' 1 / 5.56m x 3.68m (approx').</u> Having textured ceiling with ceiling light point. Feature UPVC double-glazed bay window to front aspect, single panelled radiator and fitted wardrobes with hanging rails and overhead storage. Door provides access to:
<u>En-Suite Shower Room:</u>	Having sloped and textured ceiling with ceiling light point & extractor. UPVC double-glazed frosted window to side aspect. Shower cubicle with electric shower. Pedestal wash hand basin, low-level WC, tiled walls & single panelled radiator.
<u>Bedroom Two:</u>	<u>16' 6 x 12' 2 / 5.03m x 3.71m (approx').</u> Having coved and textured ceiling with ceiling light point. UPVC double-glazed windows to side and rear aspects. Single panelled radiator. Door gives access to:

<u>En-Suite Shower Room:</u>	Having textured ceiling with ceiling light point & extractor. Shower cubicle with electric shower. Low-level WC and fully tiled walls.
<u>Bedroom Three:</u>	<u>14' x 10' 6 / 4.26m x 3.2m (approx').</u> Having coved and papered ceiling with ceiling light point. UPVC double-glazed window to front aspect. Double panelled radiator. Door gives access to:
<u>En-Suite Shower Room:</u>	Having textured sloping ceiling, wall light point & extractor. Corner shower cubicle with electric shower. Low-level WC, fully tiled walls & single panelled radiator.
<u>Bedroom Four:</u>	<u>12' 5 x 11' 8 / 3.78m x 3.55m (approx').</u> Having textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator. Vanity unit with inset wash hand basin and built-in double wardrobe. Door gives access to:
<u>En-Suite Shower Room:</u>	Having coved and textured ceiling with ceiling light point & extractor. Low-level WC, corner mounted wash hand basin & shower cubicle with electric shower. Fully tiled walls and single panelled radiator.
<u>Bedroom Five:</u>	<u>11' 10 x 9' 1 / 3.6m x 2.77m (approx').</u> Having coved and textured ceiling with ceiling light point. Two leaded windows to side aspect. Single panelled radiator.
<u>Family Bathroom:</u>	<u>10' x 5' 9 / 3.05m x 1.75m (approx').</u> Having plain coved ceiling with recessed down lighting. Two UPVC double-glazed frosted windows to side aspect. Double ended bath with shower mixer tap over. Close coupled WC, tiled walls and wall mounted wash hand basin with mixer tap. Shower cubicle with thermostatic shower valve over. Tiled flooring and ladder style heated towel rail.

Staircase from first floor landing to second floor

<u>Second Floor Landing:</u>	At landing level, plain ceiling with ceiling light point and Velux window. Access to loft eaves storage cupboard. Access to cloakroom with low level WC.
<u>Bedroom Six:</u>	<u>18' 11 x 12' 3 / 5.76m x 3.73m (approx').</u> Having papered and sloping ceiling with ceiling light point. UPVC double-glazed window to side aspect. Single panelled radiator, walk-in storage cupboard (7' 7 x 4' 9). Door gives access to:
<u>En-Suite Shower Room:</u>	Having textured ceiling with ceiling light point & extractor. Low-level WC, pedestal wash hand basin and shower cubicle with electric shower. Tiled walls.
<u>Bedroom Seven:</u>	<u>11' 1 x 9' 11 / 3.38m x 3.02m (approx').</u> Having naturally coved and papered ceiling with ceiling light point. UPVC double-glazed window to side aspect. Vanity unit with inset wash hand basin, fitted wardrobe, access to loft eaves and single panelled radiator.

Ground Floor Annex.

<u>Living Room:</u>	<u>15' x 12' 1 / 4.57m x 3.68m (approx').</u> Private entrance UPVC double-glazed door. Beamed ceiling with ceiling light point. UPVC double-glazed windows to side and rear aspects. Radiator point.
<u>Inner Hallway:</u>	Having coved and textured ceiling, ceiling light point & hatch to loft.

Kitchenette:

Having coved and textured ceiling with ceiling light point and extractor fan. UPVC double-glazed window to side aspect. Range of wall and base units. One-and-a-quarter bowl single drainer sink unit with mixer tap. Space for gas cooker and space for fridge/freezer. Radiator point.

Bedroom:

9' 2 x 9' / 2.79m x 2.74m (approx').

Having coved and textured ceiling with ceiling light point. UPVC double-glazed window to side aspect. Double panelled radiator.

Shower Room:

Having coved and textured ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect. Shower cubicle with electric shower, low level WC and pedestal wash hand basin. Concertina door to storage area.

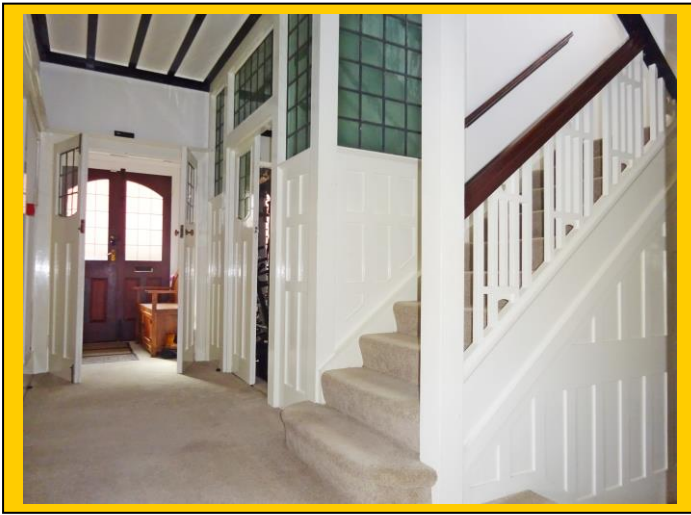
Outside:

Dropped kerb leads via gates to a wide driveway with block paving providing off road parking for multiple vehicles. This in turn gives access to a detached garage with up-and-over door, power and light and side aspect door.

Front garden laid to lawn with an array of mature and established bushes and shrubs. Side aspect pathway and gate to rear.

Rear garden being laid to patio with elevated decking areas. Railway sleeper borders with established shrubs. Summerhouse with power and light. Pagoda area leading to storage shed and raised area of hard standing. An array of mature and established screening bushes and shrubs.







Annexe Areas



Upper Floor Rooms

