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Sales, Lettings & Block Management

Unique & Individual
Detached Family House

£625,000



Cleveland Road, Bournemouth, Dorset, BH1 4QB

- * **Detached Family House** * **182 Square Metres** *
- * Four / Five Bedrooms * Three / Four Reception Rooms *
- * Bedroom One with En-Suite & Balcony * Utility Bathroom *
- * Kitchen / Diner / Family Room * Sun Terrace with Sauna *
- * Frontage Parking, Driveway, Carport & Garage * Lawn at Rear *
- * Second Floor Studio Suite * Innovative Smart Technology *
- * **Council Tax Band E** * **EPC D-Rated** *

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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.

Cleveland Road, Bournemouth, Dorset, BH1 4QB:

Side aspect security door with glazed panel gives access into:

- Entrance Hallway:** **18' 10 x 6' 1 / 5.74m x 1.85m (approx')**. Plain coved ceiling, railed down lighting (via switch or smart lighting) and mains wired smoke detector. Feature panel radiator and herringbone wood flooring. Access to under stairs storage housing electrics fuse board.
- GF Shower Room:** Restricted width access door. Having plain ceiling with recessed down lighting. High level UPVC double-glazed window to side aspect. Close coupled WC, wall mounted vanity unit with basin. Shower cubicle with thermostatic shower valve. Tiled walls and tiled flooring.
- Reception Room One:** **12' 9 x 11' 5 / 3.89m x 3.48m (approx')**. Coved and textured ceiling with railed down light point and dado rail. UPVC double-glazed bay window to front aspect. Single panelled radiator and herringbone wood flooring.
- Reception Room Two:** **12' 9 x 11' 5 / 3.89m x 3.48m (approx')**. Plain coved ceiling with railed down light point. UPVC double-glazed bay window to front aspect. Double panelled radiator and herringbone wood flooring. TV/media point.
- Reception Room Three:** **12' 8 x 12' 3 / 3.86m x 3.73m (approx')**. Plain coved ceiling with railed down light point. UPVC double-glazed window to side aspect. Single panelled radiator.
- Kitchen / Diner:** **21' 5 x 9' 7 / 6.53m x 2.92m (approx')**. Plain ceiling with recessed down lighting. UPVC double glazed window to rear aspect and UPVC double-glazed door to rear garden. A range of wall and base units with work surfaces and under lighting. Floor to ceiling storage. One and a quarter bowl sink with mixer tap. Integrated electric oven, four burner gas hob with cooker hood over. Integrated microwave. Space for American style fridge freezer / larder. Integrated dishwasher. Splash back tiling and tiled flooring.
- Family Room:** **13' 2 x 11' 9 / 4.01m x 3.58m (approx')**. Plain coved ceiling. UPVC double-glazed double doors leading to rear garden. Panelled radiator.
- Staircase from hallway to first floor landing***
- Landing:** UPVC double-glazed window to side aspect. Plain coved ceiling, ceiling light point and mains wired smoke detector.
- Bedroom One:** **18' 3 x 13' 2 / 5.56m x 4.01m (approx')**. Plain coved ceiling, with down light point. UPVC double-glazed double doors leading to balcony. Single panelled radiator and TV/media point.
- Balcony:** **13' 3 x 6' 5 / 4.01m x 1.96m (approx')**. With views over rear garden.
- En-Suite Shower Room:** **9' 7 x 5' 3 / 2.92m x 1.60m (approx')**. Plain ceiling with recessed down lighting & UPVC double-glazed frosted window to rear aspect. Shower cubicle with thermostatic shower valve. Vanity unit with wash hand basin. Counter unit with close coupled WC, tiled walls, tiled flooring and double panelled radiator.
- Bedroom Two:** **12' 9 x 11' 5 / 3.89m x 3.48m (approx')**. Plain coved ceiling, ceiling light point and UPVC double-glazed bay window to front aspect. Single panelled radiator and fitted bedroom storage furniture.

Bedroom Three:

12' 9 x 11' 5 / 3.89m x 3.48m (approx').

Plain coved ceiling with railed down light point and UPVC double-glazed bay window to front aspect. Single panelled radiator.

Bathroom & Utility:

12' 7 x 9' 8 / 3.84m x 2.95m (approx'). Plain ceiling with recessed down lighting and fitted extractor. Double-glazed frosted windows to side aspect. Double shower cubicle with thermostatic shower valve. Double ended spa bath, concealed cistern WC and vanity unit with wash hand basin. Fully tiled walls, tiled flooring and ladder towel rail. Space and plumbing for washing machine and tumble drier with shelved storage.

Staircase from first floor landing to second floor landing

Bedroom Four / Studio:

19' 9 x 10' 8 / 6.02m x 3.25m (approx'). Having plain sloping ceiling with two Velux windows. Eaves storage, access to tank room. Glass partitioned with double doors forming two room areas.

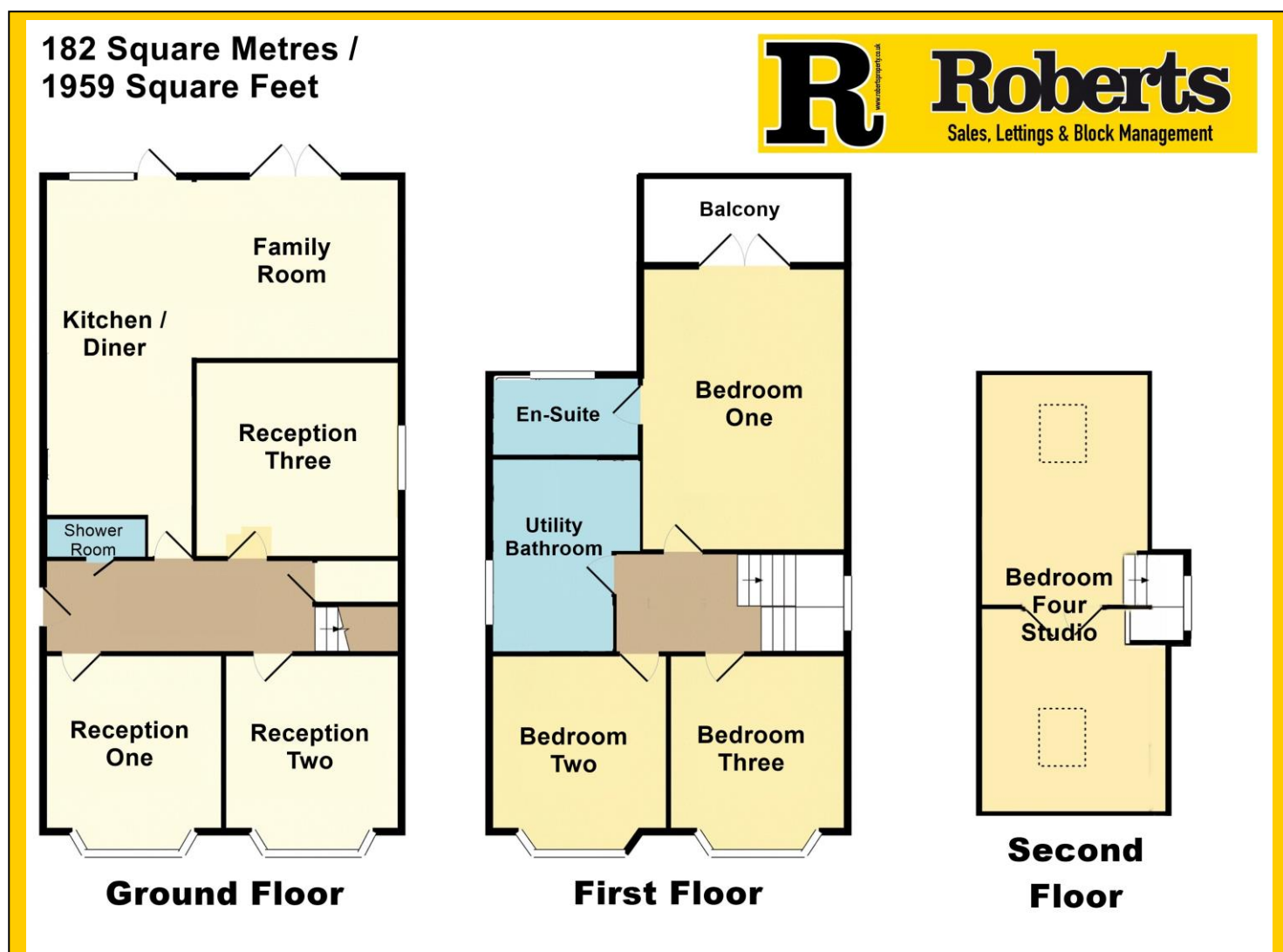
Areas of Off Road Parking:

Front of property provides off road parking with side access double electric gates leading to side aspect driveway. This in turn leads to a carport. Garage/workshop with power and light with built-in work cabinets and fitted sink and tiled.

Rear Garden:

Leading from both kitchen and family room is a paved terrace area with ornamental lawn. This enclosed space having gazebo providing sheltered seating and access to a sauna.

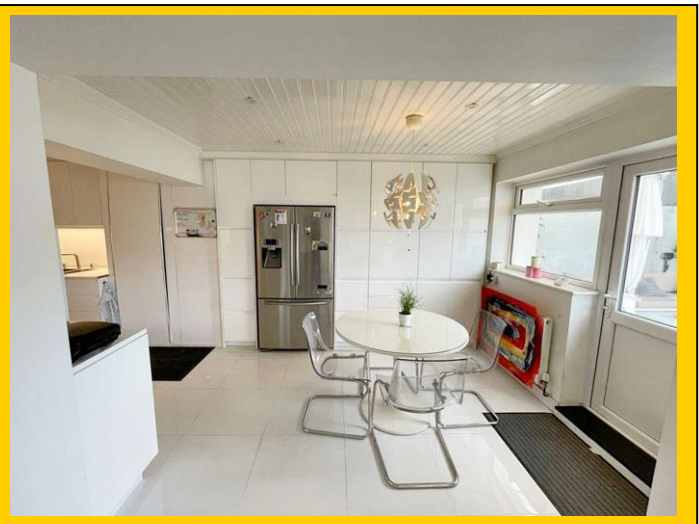
At the rear of the plot is a good-sized lawned garden which enjoys uninterrupted sunlight due to distance from neighbouring properties.



Entrance Hall



Kitchen/Diner & Family Room



Family Room



Reception 1



Reception 2



Reception 3



Landing



Bedroom Two



Bathroom



Bedroom One



Dressing Area to Balcony

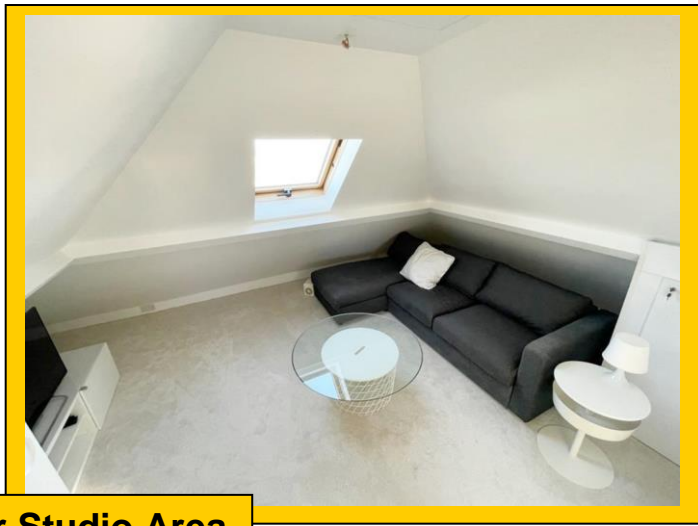
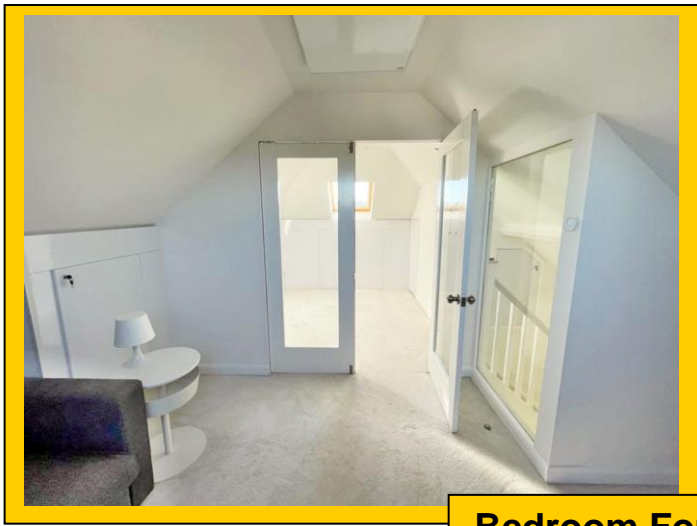


En-Suite



Balcony





Bedroom Four Studio Area



Rear Lawn



Rear Lawn



Driveway



Rear Aspect





Sun Terrace & Sauna

