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DETACHED HOUSE

£750,000



Lowther Road, Bournemouth, Dorset, BH8 8NR

- * **Detached Family House** * **206 Square Metres** *
- * **Four Bedrooms** * **Three Reception Rooms** *
- * **Kitchen/Breakfast Room** * **Southerly Garden** *
- * **Bathroom, GF Shower Room, Two En-Suites** *
- * **Character Features** * **Frontage Parking Aplenty** *
- * **Council Tax Band F** * **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.

Lowther Road, Bournemouth, Dorset, BH8 8NR:

Front of property having dropped kerb providing off road parking and access to integral garage. Elevated borders with a good array of mature and established screening trees and shrubs. Leaded glazed front door leads into entrance lobby which in turn leads via further leaded door into:

Entrance **12' 9 x 10' 7 / 3.89m x 3.23m (approx')**.
Hallway: Having naturally coved and papered ceiling with centre ceiling rose and ceiling light point and picture rail. Double panelled radiator, central heating thermostat and wood laminate flooring. Step down to cupboard with hanging rail and door to:

Ground Floor Textured ceiling with ceiling light point and two frosted UPVC double-glazed sash windows to front aspect. Low level WC and shower cubicle with thermostatic shower. Corner mounted vanity unit with inset wash basin. Tiled walls and tiled flooring. Ladder style heated towel rail.

Shower Room:

Dining Room: **17' 2 max' x 15' 3 / 5.23m x 4.65m (approx')**. Naturally coved ceiling with plaster centre ceiling rose and ceiling light point. Arched bay with UPVC double-glazed sash windows to front aspect. Two double panelled radiators and TV/media point.

Lounge **20' 1 x 17' 1 max' / 6.12m x 5.21m (approx')**.
Reception Room: Naturally coved and papered ceiling with plaster centre ceiling rose, ceiling light point and two further wall light points. Sculpted plaster mouldings. Arch to bay area with UPVC double-glazed patio doors to garden. Double panelled radiator and feature fire surround, carved mantle, open fire and tiled hearth. TV/Media point.

Garden Room: **12' 6 x 11' 11 / 3.81m x 3.63m (approx')**. A dual aspect room with plain coved ceiling and light points. UPVC double-glazed patio doors to rear with further side aspect UPVC double-glazed windows. Double panelled radiator. Door leading to:

Breakfast Room: **14' 7 x 12' / 4.44m x 3.65m (approx')**. Beamed ceiling with ceiling light point. Two double panelled radiators. Two fitted cupboards with shelving. Door to utility room, door to entrance hallway and arch leads through to:

Kitchen: **12' 2 x 8' 8 / 3.71m x 2.64m (approx')**. Plain ceiling with railed down light point. UPVC double-glazed window to rear aspect looking onto garden. Side aspect glazed door 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 one-and-a-half 'Bosch' oven with microwave combi grill over. Twin under counter fridges and integrated dish washer. Integrated 'Bosch' four-burner gas hob and cooker hood over. Splash back tiling and under lighting.

Utility Room: Plain ceiling and automatic sensor light. Plain ceiling with UPVC double-glazed window to side aspect. Wall mounted gas central heating combi boiler and pressurised hot water system. Space and plumbing for washing machine and space for additional fridge/freezer. Butler sink with extendable mixer. Ladder style heated towel rail.

Staircase from hallway to first floor landing

Landing: UPVC double-glazed sash window to front aspect with dado rail. Naturally coved and papered ceiling with plaster centre ceiling rose and ceiling light point. Hatch to loft. Fitted linen cupboard with shelved storage. Double panelled radiator.

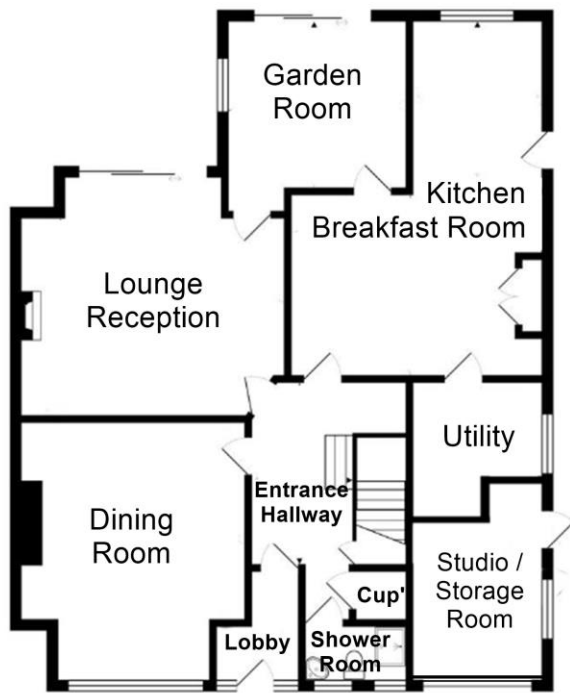
- Bedroom One:** **15' 1 max' x 14' 3 / 4.60 x 4.34 (approx').**
Naturally coved and papered ceiling with ceiling light point. Feature bay with UPVC double-glazed sash windows to rear aspect. Double panelled radiator. Fitted his and hers wardrobes with hanging rails and overhead storage. Door leads to:
- En-Suite Shower Room:** **10' 5 x 7' 1 / 3.17m x 2.16m (approx').**
Jack & Jill layout with additional door to landing hallway. Coved and papered ceiling with ceiling light point. UPVC double-glazed sash window to rear aspect. Vanity unit with hand basin, concealed cistern WC and double shower cubicle with thermostatic valve. Tiled flooring, tiled walls and ladder style heated towel rail.
- Bedroom Two:** **15' 7 max' x 12' 5 max' / 4.75m x 3.78m (approx').** Naturally coved and papered ceiling with ceiling light point and picture rail. Feature bay with UPVC double-glazed sash windows to front aspect. Double panelled radiator. Door leads to:
- En-Suite Shower Room:** Plain ceiling with ceiling light point and fitted extractor. Low level WC. Vanity unit and storage cupboards with inset wash hand basin with mixer tap. Double shower cubicle with thermostatic valve. Tiled flooring and tiled walls.
- Bedroom Three:** **11' 11 x 11' 11 / 3.63m x 3.63m (approx').**
Naturally coved and papered ceiling with ceiling light point. Two UPVC double-glazed sash windows to rear aspect. Double panelled radiator.
- Bedroom Four:** **14' max' x 8' 5 / 4.26m x 2.56m (approx').**
Papered ceiling with ceiling light point. Two UPVC double-glazed sash windows to front aspect. Double panelled radiator. Fitted wardrobe.
- Family Bathroom:** **8' 10 x 6' 1 / 2.69m x 1.85m (approx').** Papered ceiling with recessed down lighting. Two UPVC double-glazed frosted sash windows to front aspect. Panelled bath with shower mixer tap and concertina shower screen and shower mixer. Pedestal wash hand basin with mixer tap, tiled walls and ladder style towel rail.
- Separate Cloakroom:** Having coved and papered ceiling with ceiling light point. Frosted window to side aspect. Low level WC and part tiled walls. Vanity unit with inset wash hand basin.
- Rear Garden:** To a southerly aspect. Laid partially to elevated patio with steps leading down to a lawned garden area. A good array of mature borders, trees and screening shrubs. Greenhouse. Side aspect pathways to front of property both being gated One of which provides access via UPVC double-glazed door to:
- Storage / Studio Room:** **12' 7 x 8' / 3.84m x 2.44m (approx').**
Garage door fronted with partition wall. Plain ceiling, two ceiling light points and UPVC double-glazed window to side aspect. Waterproof flooring, work units, space and plumbing for washing machine and further water supply.



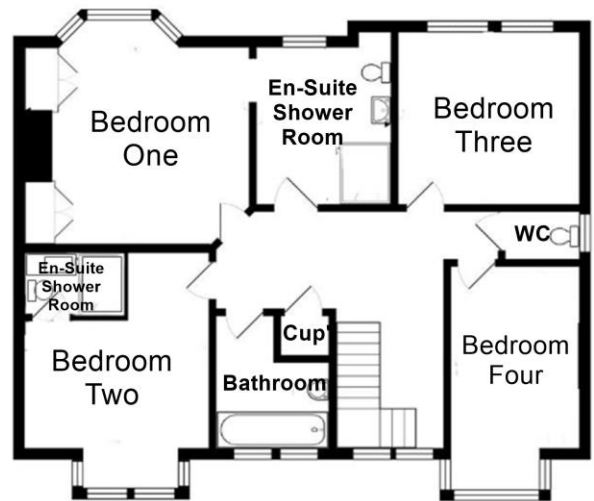




206 Square Metres / 2217 Square Feet



Ground Floor



First Floor





