

Romney Road

Bournemouth, Dorset, BH10 6JR



HEARNES

WHERE SERVICE COUNTS



“Thoughtfully modernised and extended four bedroom detached family house with open plan bespoke kitchen and impressive versatile 60ft garden”

FREEHOLD PRICE £600,000

Located in one of the areas most sought after roads, only 500 yards from the popular Hill View Primary school, this unique detached family house built circa 1959 provides a blend of character features and high specification modern fittings.

The accommodation comprises four bedrooms, three of which are on the first floor, served by a spacious contemporary shower room and a versatile ground floor bedroom with patio doors to a private section of garden, separate stunning family bathroom with free standing dual ended Victorian bath and a clever double width walk-in shower recess, a formal living room with solid fuel wood burner, the hub of this home, an open plan bespoke traditional style fitted kitchen with dividing island unit finished with quartz worktop to the dining area and a flexible, light dual aspect sitting/family room with double doors to the garden and a ceiling lantern light window.

Other benefits include gas central heating, double glazing, re-laid herringbone wood block flooring, plantation style shutters, driveway parking for several vehicles, remaining section of secure garage storage and a south facing private rear garden with exceptional detached garden room providing additional versatile use with full width patio doors.

Ground Floor:

- Original traditional wooden front door with leaded and glazed centre window
- **Reception hallway** - Stairs to the first floor, contemporary radiator, door to cloak cupboard and attractive wooden herringbone block flooring running from the hallway into the principal kitchen/living area and ground floor bedroom
- **Living room** - Several windows to the front aspect with plantation style shutters, replica Victoria style radiator, centrally positioned ornate feature wood burning fireplace with mosaic tiled backdrop and wooden hearth, and a further opaque window to the side
- Open plan **kitchen/dining/family space** –Bespoke stylish fitted kitchen comprising a substantial range of base units with soft close drawers, pan drawers and central island unit with quartz worktop and cleverly concealed ovens, 5 ring gas hob above, ceramic butler style double sink unit with mixer taps and window above overlooking the side aspect, space and plumbing for a dishwasher and a tall standing fridge/freezer, inset spotlights, contemporary radiator, space for dining table and chairs, continues into the sitting room
- **Sitting room** – Wonderful light and airy dual aspect multi use space with French doors giving access to and overlooking the rear south facing garden and a further window to the side aspect, complimented by a central ceiling lantern style window
- **Bedroom three** – This versatile room has French doors to the rear giving access to what could be a private section of patio beneath a wooden Pergola, providing excellent seclusion, (current range of wardrobes to one side would be negotiable in the sale)
- **Stunning bathroom/shower room** – Beautifully appointed bespoke matching suite comprising freestanding dual ended bath with central integrated mixer taps, vanity unit with inset monobloc basin and mixer taps, wc, half height tiling, tiled timber effect flooring and window above to the side aspect. Doorway access to a cleverly concealed dual width walk-in shower cubicle with fully tiled walls, concealed chrome taps and overhead shower

First Floor:

- **Landing** - Victoria style replacement radiator, eaves storage access and hatch to loft, with further double cupboard housing the Vaillant modern combination gas boiler and further door to a walk in utility space
- **Utility space** - Window to the side aspect, plumbing for a washing machine and space for a tumble dryer
- **Bedroom one** – Window to the front aspect with plantation shutters, exposed wooden floorboards
- **Bedroom two** – Window with plantation shutters, exposed wooden flooring and access to eaves storage
- **Bedroom four** – Window to the rear aspect, exposed wooden flooring
- **Family shower room** – Spacious shower room with contemporary suite comprising dual width step up walk-in shower space with glazed screen, overhead shower unit, contemporary vanity unit with monobloc inset wash hand basin and concealed taps, wc, window to the side aspect, partially tiled walls and modern slatted wooden wall covering

COUNCIL TAX BAND: D

EPC RATING: D

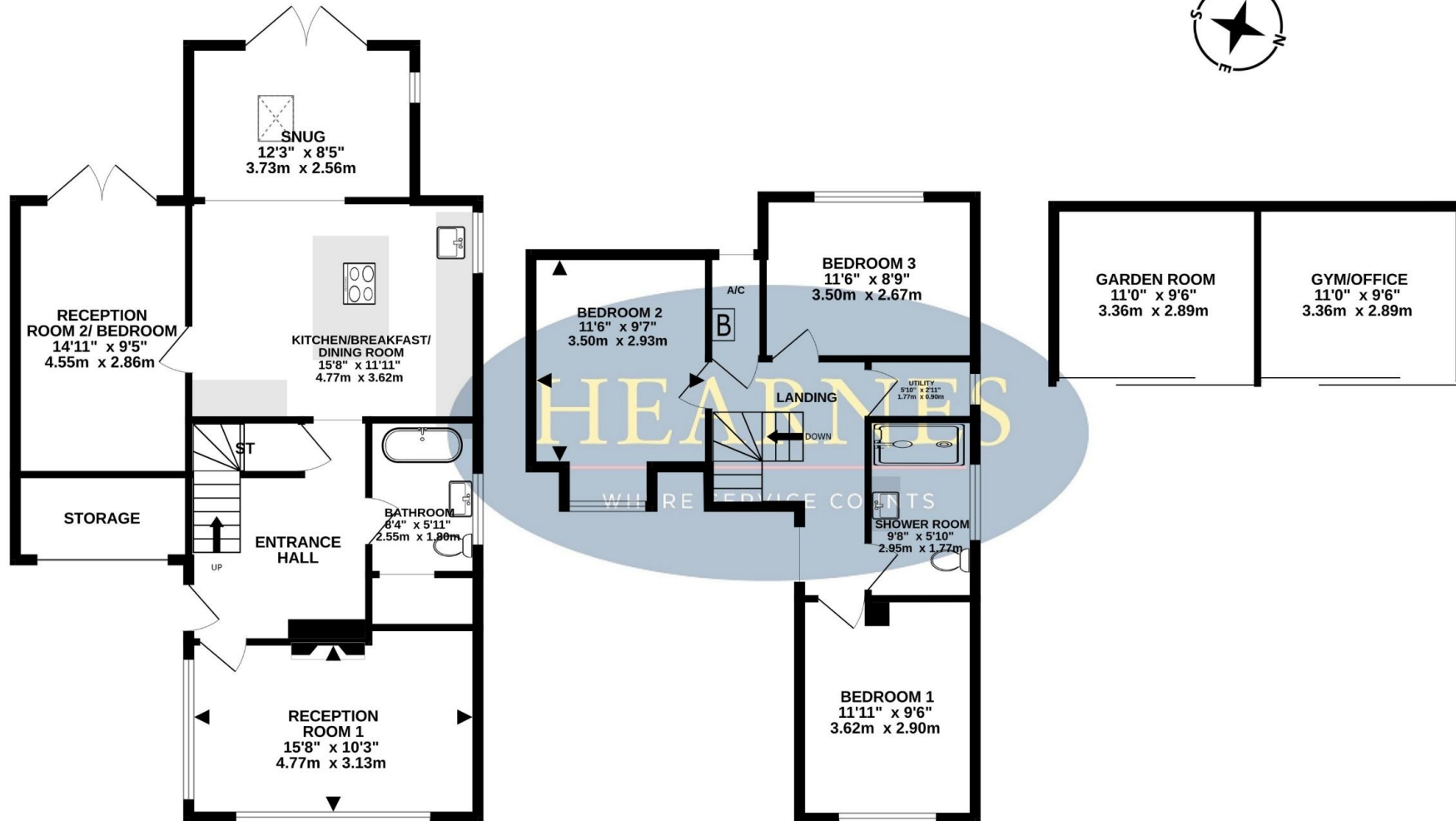




GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.

1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.

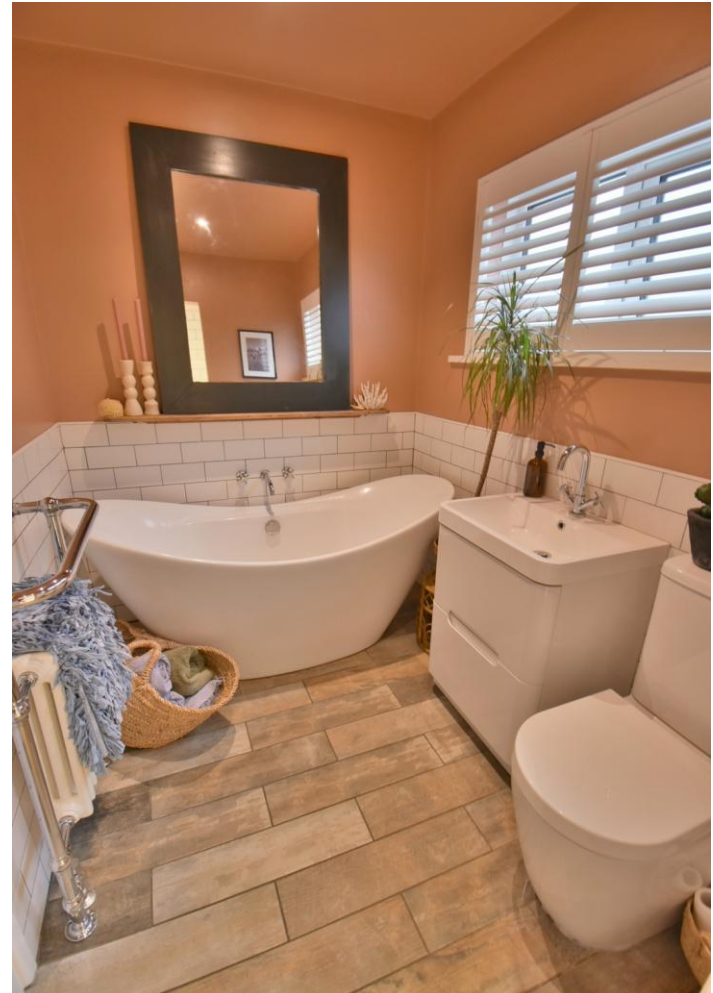
NOT LOCATED IN EXACT
POSITION
209 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA : 1519 sq.ft. (141.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Outside

- A rustic timber five bar gate leads to **off-road parking** and turning space for several vehicles, enclosed by a dwarf wall and clear boundaries. The front door is positioned to the side of the house.
- **Garage store** with roller door to a section of the converted garage (approx. 4ft in depth)
- The **private 60' x 30' rear garden** enjoys a **southerly aspect**, with a section of pavia patio, level lawn, secluded area of shingle with pergola above, raised borders and mature shrubs with shingle path, leading to the impressive detached summer house
- Detached summer house in two parts both 11' x 9'6", this is a particular feature providing an additional living space with multiple uses including gym or office with internal power and light with two sets of sliding triple width full height windows



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