



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
813 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 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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## 29 Wharfdale Road, Bournemouth, Dorset BH4 9BT

£550,000

### The Property

Set within beautifully landscaped grounds, this impeccably presented bungalow has been thoughtfully upgraded to create a stunning and considered home. With a balance of contemporary finishes, the stylish and tastefully decorated interior with emphasis on lifestyle living affords many features to include engineered oak flooring, an impressive bespoke and fully integrated kitchen by Neptune, and a stunning shower room with feature tiled wall. Enhancing the desirability of this home are the re landscaped gardens with a 'Mediterranean' feel and areas of raised and sunken decking, ideal for alfresco entertaining, and together with parking plus a carport this is a must see home!

The property occupies a great position in this cul-de-sac location twixt both Bournemouth and Westbourne town centres. The larger town of Bournemouth offers a wide and varied range of shopping and leisure pursuits, whereas Westbourne has a more cosmopolitan vibe with an eclectic mix of cafe bars, boutique shops and restaurants plus the usual high street names such as Marks and Spencer food hall. Explore a little further and you will find miles upon miles of glorious sandy beaches with promenade stretching to Bournemouth and beyond in one direction and the glamour of Sandbanks in the other.

### FEATURE ARCHED ENTRANCE

A feature arched entrance with door and adjacent glazing gives access to the reception hall.

### GENEROUS RECEPTION HALL

13' 7" x 9' 5" (4.14m x 2.87m) Engineered oak flooring, feature radiator, access to loft space - potential to convert in to two bedrooms plus en-suite subject to the usual planning and consents.

### LOUNGE/DINING ROOM

21' 0" x 12' 4" (6.40m x 3.76m) Enjoying a dual aspect with engineered oak flooring, two contemporary radiators, feature fireplace surround with cast iron multi burner and raised tiled hearth, double patio doors with access to raised decking, double glazed windows.

### KITCHEN

12' 2" x 7' 5" (3.71m x 2.26m) Bespoke kitchen by Neptune Company, beautifully appointed with a range of hand painted wall and base units with granite work surfaces, counter sunk sink unit with mixer taps, Oak breakfast bar area, integrated Fisher and Paykel double oven, integrated Fisher and Paykel gas hob with matching extractor hood over and feature stone back drop, integrated fridge and freezer, integrated dishwasher and wash/dryer, built-in larder cupboard, contemporary radiator, cupboard housing boiler.

### BEDROOM ONE

12' 2" x 11' 3" (3.71m x 3.43m) Double glazed window with pleasant garden outlook, feature window seat with drawer storage below, fitted wardrobe with hanging and shelving space and 6 drawer unit, engineered oak flooring, contemporary radiator.

### BEDROOM TWO

11' 2" x 9' 7" (3.40m x 2.92m) Double glazed window with pleasant garden outlook, contemporary radiator, engineered oak flooring.

### STUNNING SHOWER ROOM

8' 7" x 8' 3" (2.62m x 2.51m) High end contemporary finish with feature marble tiled wall, walk in over size shower with shower and screen, close coupled w.c., bespoke vanity unit with granite surface and twin basins, contemporary radiator, wall light points and access to loft space.

### FRONT GARDEN

Beautifully landscaped garden to the front with a very good degree of privacy, tiled pathway with outside lights, large area of decking area with shrub borders, side access gate.

### REAR GARDEN

A particular feature of the home is the beautifully landscaped garden with a Mediterranean feel, a perfect spot to retreat too! Abutting the home is an elevated decking area with steps down to the garden, section of lawn, fence surround, sunken decked area ideal for alfresco entertaining. Door to basement storage.

### CARPORT & PARKING

Off road parking with gate leading to the Carport which provides covered parking.

### COUNCIL TAX - BAND D