



Specialist Letting Agency Bournemouth are offering this 4 bedroom detached house to rent

SPECIALIST LETTING AGENCY ARE PLEASED TO OFFER:-

An Extended and Beautifully Refurbished 4 Bedroom Detached Family House backing onto Open Fields. The Property Offers Fabulous Well Modernised Accommodation with High End Luxury Fitments Throughout. Viewing is Highly Recommended.

The accommodation with approximate room measurements is as follows:

Entrance Step leading to coloured composite door with frosted glass peephole panes and matching UPVC double glazed side aspect windows, leading to:

ENTRANCE HALL Under stairs storage cupboard, double central heating radiator, Karndean flooring, smoke detector (NT), flat plastered ceiling with recessed LED low wattage spot lighting, further storage cupboard under stairs housing mains pressure hot water tank with immersion heater (NT), light. Doors leading to:

DOWNSTAIRS CLOAKROOM Fully tiled walls, Karndean flooring, enclosed close coupled WC, wall hung wash hand basin with cosmetics storage cupboard beneath, chrome centrally heated ladder towel rail, UPVC double glazed frosted glass side aspect window, extractor fan (NT).

LOUNGE/DINER 24'1 (max) x 14'7 (into bay) 2 front aspect UPVC double glazed bow bay windows, 3 central heating radiators, power points, flat plastered ceiling with recessed LED low wattage spot lighting.

KITCHEN 18'9 x 8'4 Fitted with a range of high gloss cream fronted units complemented by distressed woodgrain effect roll edge worktop surfaces and comprising 10 single base storage cupboards and drawers with 'L' shaped worktop surfaces over, inset single drainer one and a half bowl Stainless steel sink unit with mixer swan neck taps, one cupboard houses the "Baumatic" integrated dishwasher (NT), 2 further cupboards house the integrated fridge (NT) and integrated freezer (NT). Full height storage cupboard housing "Logik" gas central heating/hot water boiler (NT), further full height larder style storage cupboard, complementary tiled surrounds, matching range of 8 single wall storage cupboards with cornice above, further cupboard housing integrated air purifier (NT), inset 4-ring "Baumatic" stainless steel gas hob (NT), built in "Baumatic" stainless steel electric oven (NT). Flat plastered ceiling which is part vaulted with recessed low wattage LED spot lighting, power points, double central heating radiator, Karndean flooring, Velux double glazed window, UPVC double glazed rear aspect window. Leading off:

DINING ROOM/BREAKFAST ROOM 13'2 x 8'7 Flat plastered ceiling with LED low wattage spot lighting, power points, Karndean flooring, coloured aluminium bi-fold doors leading to outside. Door leading to:

UTILITY CUPBOARD with plumbing and space for washing machine, power point and plinth for tumble dryer.

From the Hallway, stairs leading to FIRST FLOOR with traditional handrail, balustrade and spindles, leading to

SPLIT LANDING Smoke detector, panelled doors leading to:

BEDROOM 1 12'3 x 11'3 UPVC double glazed bay window to front aspect, central heating radiator, power points, flat plastered ceiling. Leading off:

EN SUITE SHOWER ROOM Fully tiled walls with contrasting tile relief, tiled floor, fully tiled and enclosed quadrant shaped shower tray with glazed shower screen and curved sliding doors, shower valve and spray (NT), vanity wash hand basin with mixer taps and cosmetics storage drawers beneath, enclosed close coupled WC, chrome centrally heated ladder towel rail (NT), mirror and light unit (NT), flat plastered ceiling with LED low wattage recessed spot lighting, extractor fan (NT).

BEDROOM 2 11'8 x 8'6 (plus entrance recess) Double central heating radiator, power points, flat plastered ceiling, UPVC double glazed rear aspect window with views over open meadows. Leading off:

EN SUITE SHOWER ROOM Fully tiled walls with contrasting tile relief, tiled floor, fully tiled shower cubicle with glazed bi-fold doors, shower valve and dual sprays, hand held spray and rainwater spray, (NT), wall hung wash hand basin with mixer taps, enclosed close coupled WC, UPVC double glazed frosted glass rear aspect window, chrome centrally heated ladder towel rail (NT), flat plastered ceiling with recessed LED low wattage spot lighting, extractor fan (NT).

BEDROOM 3 13'11 (into bay) x 12'3 UPVC double glazed bow bay window to front aspect, central heating radiator, power points, flat plastered ceiling.

BEDROOM 4 8'10 x 8'4 UPVC double glazed window to side aspect, central heating radiator, power points, flat plastered ceiling.

BATHROOM Fully tiled walls in 2-tone tiling, tiled flooring, modern panelled bath with mixer taps, shower valve and spray, glazed shower screen, enclosed close coupled WC, vanity wash hand basin with storage cupboards beneath, further adjacent storage cupboards, UPVC double glazed frosted glass side aspect window, chrome centrally heated ladder towel rail, flat plastered ceiling with recessed LED low wattage spot lighting, extractor fan (NT), access to loft.

## OUTSIDE

**FRONT GARDEN** Enclosed by block and sleeper walling and dwarf featherboard fencing. Area of lawn, flower and shrub beds and borders, good sized block paved driveway which provides access to ample off-road car parking. This leads past the side of the property and on to the Rear Garden.

**REAR GARDEN** Enclosed by mature hedging, backing on to open fields. Immediately abutting the property is a paved patio area with the remainder of the garden being laid to lawn. There is a fruit tree and greenhouse.

## Property URL



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