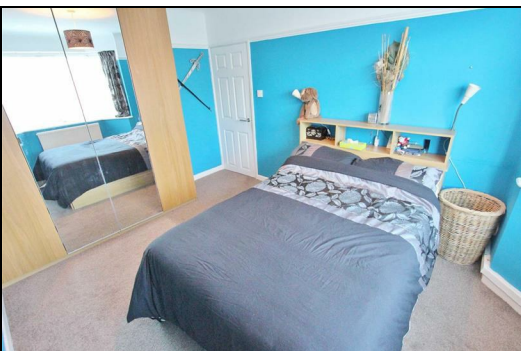




30 Edifred Road, Bournemouth, Dorset, BH9 3PD
£289,950



A rarely available modern 3 bedroom detached bungalow with large and open living space, modern kitchen and bathroom, garage and parking set in the heart of Muscliffe, BH9.

Upon entry you are greeted with a light and airy entrance hall with high ceilings, neutral tones and laminate flooring throughout.

The layout provides versatile living accommodation to suit your personal requirements; to the front on this level you have 2 double bedrooms, one to the left and the other to the right, both complete with bay windows and neutral tones. Bedroom three is located in the middle of this lovely large bungalow and benefits from being a small double bedroom.

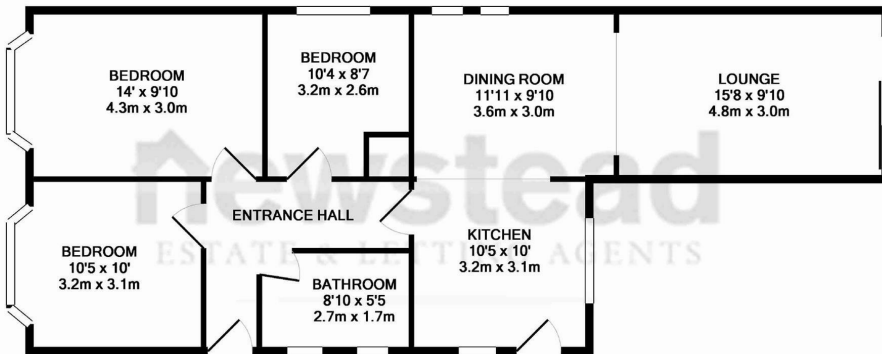
The family bathroom comes complete with close coupled W/C, pedestal wash basin and panel bath with shower over this is finished fully tiled with an obscured side aspect.

As you move through to the rear, is a modernised kitchen that comes complete with matching wall and base units, integrated 4 ring gas hob and double oven, built in fridge freezer and is finished part tiled with a side aspect.

A main selling feature of this modern bungalow is the open plan style living space that is made extremely light and airy by neutral décor and double patio doors opening up to the rear garden.

To the rear of this property you then have a good sized private and enclosed landscaped rear garden that starts with a patio area that then leads onto a sizeable level garden that is predominately laid to lawn and very private benefitting from not being overlooked from either side or the rear, perfect for entertaining family and friends. As the property backs onto another garden it is extremely secluded and lined with fencing and mature shrubs and trees creating the perfect space to enjoy the summer months.

The Property is located in the sought after BH9, Muscliffe location, within close vicinity of Castle lane west and its plethora of local shops, coffee houses and supermarkets. It is home to major bus routes in and out of Bournemouth and



TOTAL APPROX. FLOOR AREA 829 SQ.FT. (77.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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