



174 Pine Road, Bournemouth, Dorset, BH9 1ND
Offers In Excess Of £314,950



A tastefully updated and extended three bedroom, two reception room detached character home, with a good sized garden that has been landscaped creating a beautiful outside space.

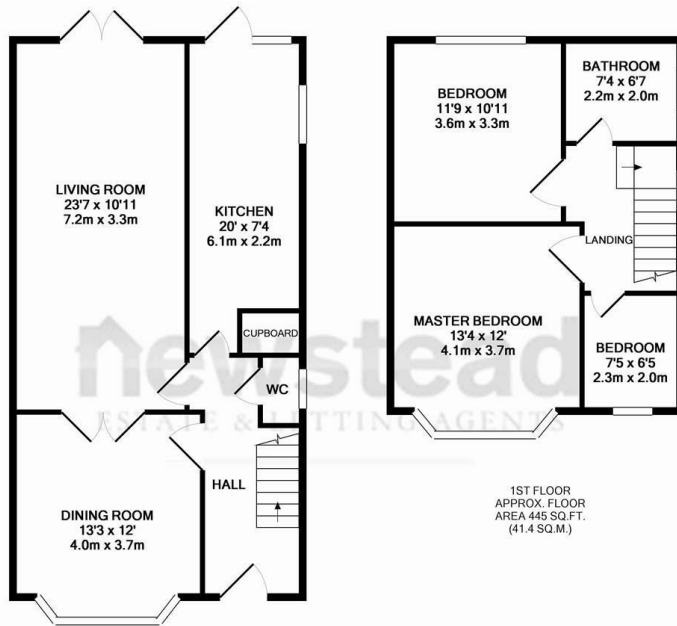
Upon entry you are greeted with an open and spacious entrance hall with high ceilings, neutral tones and carpeted flooring throughout lending access to the ample downstairs living accommodation.

To the front you have a dining area with bay window. Separating the dining room are double doors which lead onto a large spacious living area with french doors that lead onto the garden. This forms part of the extension along with the kitchen diner that has been modernised throughout with fully tiled flooring, matching wall and base units, leaving space for a table and chairs. The kitchen has also got the added benefit of a patio door leading to the garden. Completing downstairs is a modern WC.

Onto the first floor of this detached residence, the accommodation is currently laid out as follows; to the front you have the large bay fronted master bedroom, which runs adjacent to the smaller third bedroom. As you move to the rear you then have the large second bedroom, and the larger than average modern family bathroom with a shower and separate bath.

At the front of the property there is enough Off Road Parking for three cars on the block paved drive. Through to the rear you then have the large landscaped garden that starts with a patio area that leads onto a large level garden that is predominately laid to lawn and very private, perfect for entertaining family and friends. As the property backs onto another garden it is very private and lined with timber panel fencing creating the perfect space to enjoy the summer months.

The Property is located in the sought after BH9, Winton area superbly located for families with an abundance of primary and secondary schools, within walking distance of Winton/Moordown high street and its plethora of local shops, supermarkets, amenities and bus routes along with local and national transport links in and of Bournemouth via the Wessex way. Also a short drive from Castlepoint shopping centre and nearby Redhill common/park. Bournemouth University is also within close proximity.



GROUND FLOOR
APPROX. FLOOR
AREA 663 SQ.FT.
(61.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1108 SQ.FT. (102.9 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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