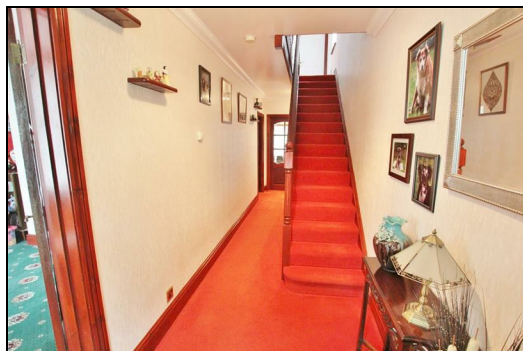




31 Limited Road, Moordown, Bournemouth, Dorset, BH9 1SS
£314,000



This extended four bedroom detached house located in the Moordown BH9 area with driveway and large rear garden.

The accommodation consists of a lounge, additional sitting room (ideal for the kids to have their own space), a modern kitchen with room for a range cooker and all the appliances you could want as well as an extended dining/family room with doors opening onto the garden and a ground floor shower room with double sized shower cubicle, toilet and basin. The large entrance hall has masses of storage space under the stairs that lead to the first floor.

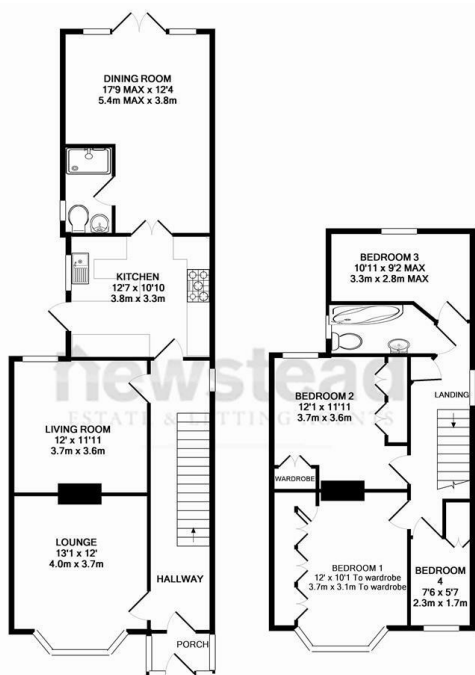
Upstairs there is a master bedroom with fitted wardrobes and a bay window, a second bedroom, again with fitted wardrobe and cupboard space, but still large enough to fit the biggest of beds, third bedroom with some fitted storage and a box room at the front ideal for a nursery or study. There is also a family bathroom.

There is the benefit of modern gas fired central heating and UPVC double glazing throughout. The property was extended roughly eleven years ago and has been done to a high standard with a pitched tiled roof to avoid unnecessary maintenance.

Outside, the front of the property has a block paved driveway fronted by iron railings that leads down to the rear courtyard and garage. The garage is brick built with a pitched roof and has power and lighting (built at the same time as the property was extended). This makes an excellent storage space and could easily be used as a workshop or additional utility space.

The rear garden beyond has been landscaped to include a large patio and deck area big enough for anyone wishing to do lots of outside entertaining, and with the Southerly aspect, you'll find it gets the best of the sunshine all day. The garden is in excess of 100ft and will appeal to anyone with green fingers as well as those who love entertaining. There is a large area of shingle and lawn with many mature shrubs and trees as well as flower borders and raised planters. A further decked area is to the far end of the garden as well as an area for storing garden materials.

The Property is located in the sought after BH9, Moordown 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 out of Bournemouth via the Wessex way. Also a short drive from castlepoint shopping centre and nearby redhill common/park.



GROUND FLOOR
APPROX. FLOOR
AREA 805 SQ.FT.
(74.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 555 SQ.FT.
(51.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1361 SQ.FT. (126.4 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.
Made with Metropix ©2015



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior wr

Newstead Estate & Lettings Agents Ltd
122-124 Castle Lane West, Bournemouth, Dorset, BH9 3JU
Tel: 01202 430 108
Email: info@newsteadproperty.co.uk
www.newsteadproperty.co.uk

newstead
ESTATE & LETTING AGENTS