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STEPHEN LANGTON DRIVE

BOURNEMOUTH, BH11 9PF

FINE & COUNTRY
Homes from Edwards



GUIDE PRICE £515,000

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- WELL PROPORTIONED LOUNGE
- SEPARATE DINING ROOM
- MODERN KITCHEN
- GENEROUS CONSERVATORY
- AMPLE OFF ROAD PARKING
- PRIVATE REAR GARDEN

The property is approached across a generous frontage offering parking for a number of vehicles.

Ground floor accommodation includes a welcoming entrance hallway, with stairs rising to the first floor and a ground floor cloakroom with storage cupboard.

The kitchen enjoys a front aspect and is fitted

with a generous range of pine fronted base and wall units. A separate utility room sits to the side of the kitchen and this has doors to both front and rear, leading to outside. Across the hall, a separate dining room has window overlooking the front of the property, whilst the boiler room can be access from outside via a side door.

The spacious lounge spans the width of the



property to the rear and has sliding glazed doors leading to a good sized conservatory which in turn has doors opening to the rear garden.

On the first floor, there are four double bedrooms, three of which have fitted wardrobes. The family bathroom has recently been refurbished and is fitted with a bath, separate shower cubicle, low level WC and contemporary style vanity wash hand basin.

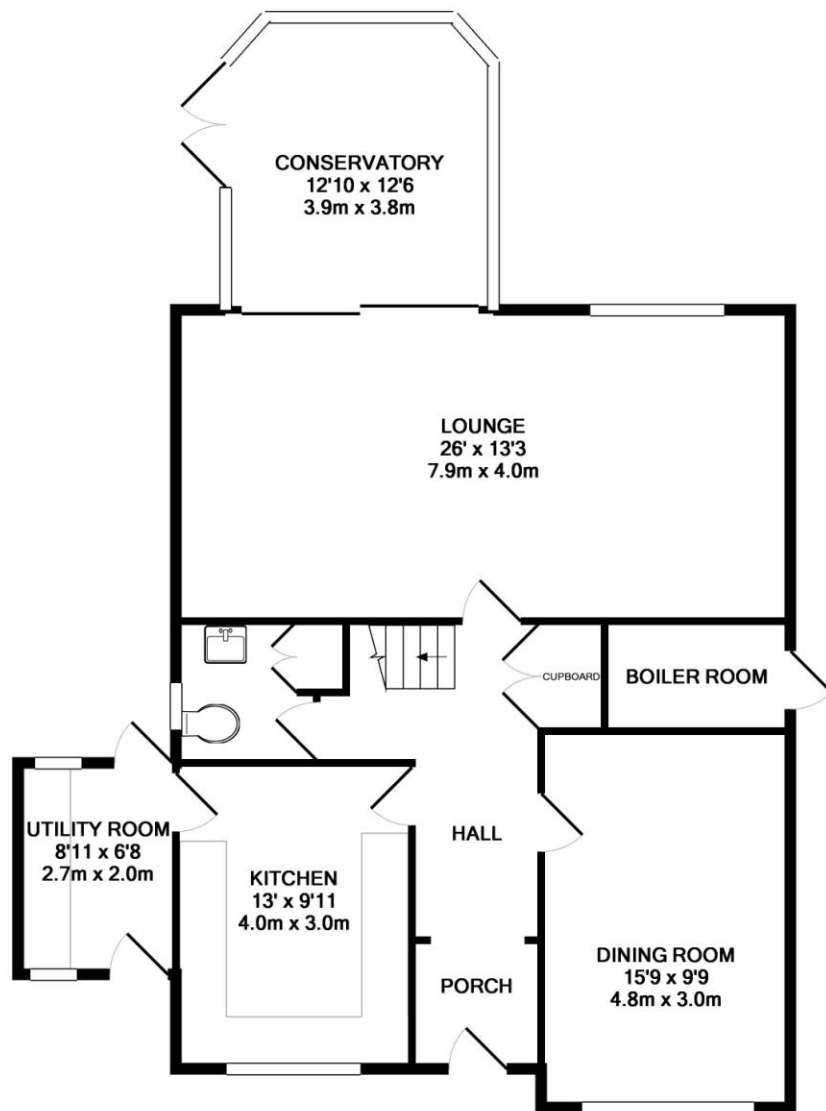
Outside, the rear garden enjoys a good degree of privacy with fencing and walling to boundaries. The garden is laid mainly to lawn with some border planting and mature trees. There is a private paved area to the side of the property with gate leading to the rear patio along the rear of the property.

EPC:

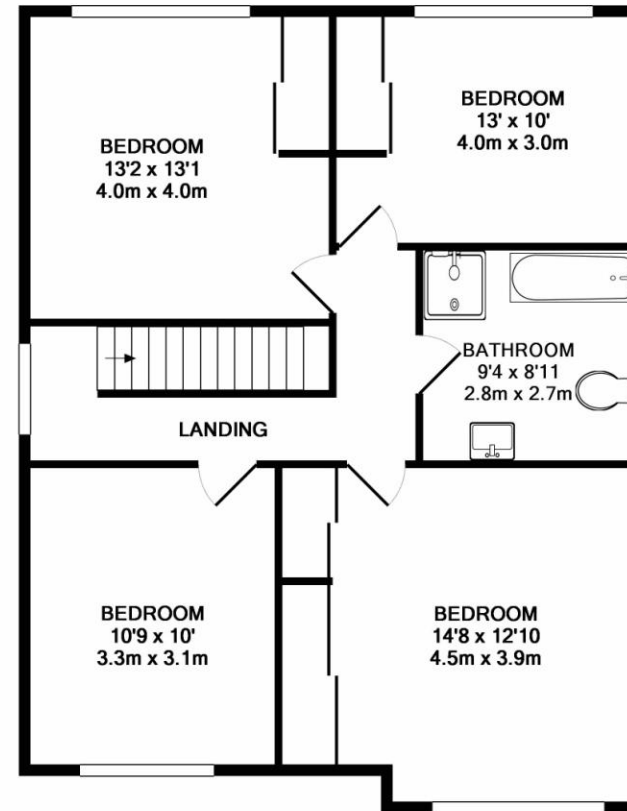
Council Tax Band: F

Services: Mains Electric, Gas and Mains Drainage





GROUND FLOOR



1ST FLOOR

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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