

18 Shepherds Way,
Bournemouth, Dorset, BH7 7JY

Asking Price **£695,000**



4

Bedrooms



3

Living



3

Bathroom/Ensuite



Double Garage



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THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A spacious detached home offered for sale chain free!

THIS FOUR BEDROOM DETACHED HOME OFFERS SPACIOUS ACCOMMODATION AND IS SET TO THE HEAD OF A POPULAR CULDESC, BACKING ON TO PARKLAND. FURTHER FEATURING A WESTERLY GARDEN AND DOUBLE GARAGE, VIEWING IS A MUST.

The property is entered through a glazed porch which provides useful storage, a further door then leading to the main entrance hall which is of a good size, making a welcoming entrance and giving access to most ground floor rooms.

There is a spacious lounge and a separate dining room set to the rear of the property with double doors between these rooms giving a great feeling of space whilst open. Both rooms also feature glazed sliding patio doors giving good natural light and opening on to the Westerly rear garden.

A separate kitchen can be accessed from the main entrance or dining room and comes fitted with a good range of eye and base level cupboards whilst giving room for a small dining/breakfast table. There is a built-in double oven and electric hob, with plumbing provided for a dishwasher.

Adjacent to the kitchen, a utility room provides space for a tall standing fridge/freezer, a washing machine, and tumble dryer. It also houses a modern gas boiler and has a door leading to the rear of property.

The ground floor also has a good-sized study which overlooks the front of property of which could easily be arranged as a small TV room or Child's playroom. There is also a ground floor WC and a door from the hallway leading to a double garage.

Moving up to the first floor there is a generous landing with two front aspect windows. This leads to all first-floor rooms.

There are a total of four bedrooms, all of which could make double rooms. The master and second bedrooms both benefit from private en-suite shower rooms whilst a family bathroom serves bedrooms three and four.

Outside, the property is raised and set well back from the road, a private driveway (shared with one neighbouring home) leading up to the property where an attractive brick paved driveway provides off road parking for 2/3 cars and leads to a double garage which is served by an electrically operated door.

Backing on to parkland at the rear, the rear gardens benefit from a pleasant backdrop and offer a good degree of seclusion, a gate to the rear boundary also giving direct access onto the parkland. There is a large patio abutting the rear of the property and an area of lawn which is bordered by an array of well stocked flower and shrub beds. A pathway returns to the front of property, and a second side path leads to the utility room and back of garage where there is also good storage space.

The property is fully double glazed and benefits from gas central heating throughout. It may benefit from some redecoration and a little updating in places but is ready for immediate occupation and offered for sale chain free. In our opinion it would make a great family home and internal viewing comes very highly recommended.



KEY POINTS

No chain

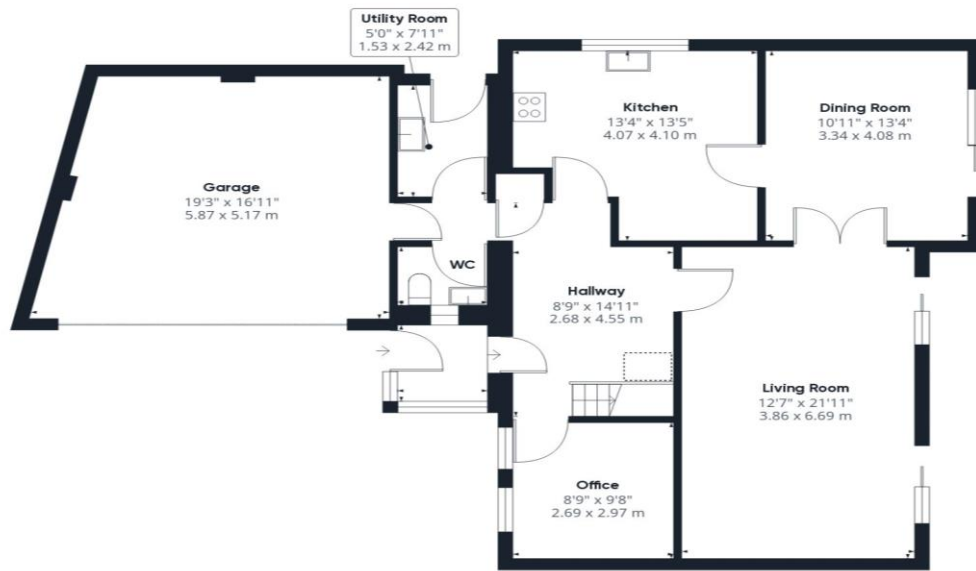
Backing on to parkland

Spacious throughout

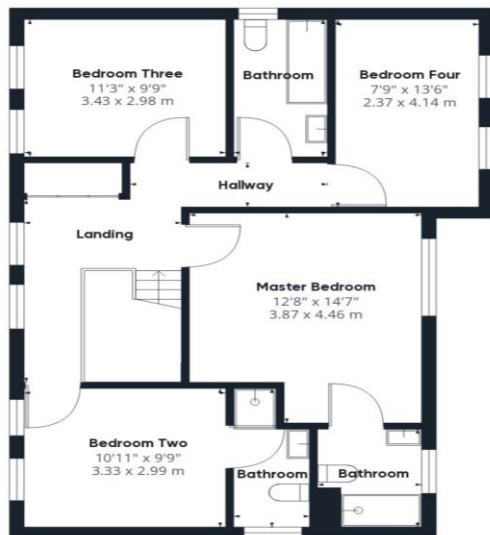
Double garage

Westerly facing gardens

Two reception room + study



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1978.94 ft²
183.85 m²

Reduced headroom

15.28 ft²
1.42 m²

(1) Excluding balconies and terraces

⌈ Reduced headroom
(below 1.5m/4.92ft)

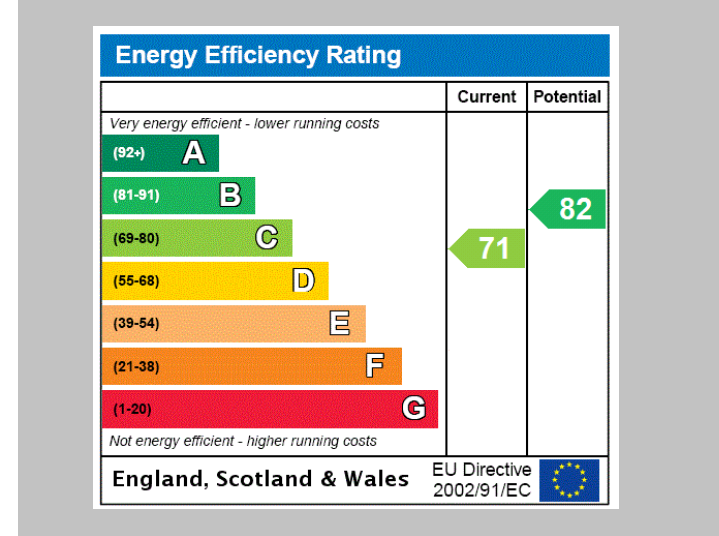
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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