





## **HOUSE AND SON**

House and Son are delighted to be able to offer for sale this detached family home. The property has been tastefully extended and modernised to a high specification throughout providing flexibility and versatility for home and income, growing family or self contained annexe. This stunning home is contemporary decorated to provide Mediterranean flow throughout leading to a stunning approximately 90ft southerly aspect and level rear garden. There are several outbuildings - a gardeners delight. The property is situated in a much sought after residential area being within easy reach of popular schools, Castlepoint shopping centre and Bourne mouth hospital. Bourne mouth town centre is a short drive away. This home is truly beautiful! An internal viewing comes highly recommended.

## **RECESSED PORCH**

Tiled floor. UPVC panelled front door with double glazed leaded light insert to: -

## **ENTRANCE HALL**

Spacious "L" shaped reception hallway with tiled flooring, tall ceilings and recessed ceiling downlighters. Provision for console table. Radiator with decorative cover. Wall mounted LCD 24 hour digital timer control.



## **LOUNGE**

**13' 1 into bay" x 11' 0" (3.99m x 3.35m)**

Plantation blinds to double glazed bay window to front. Tiled floor. Radiator. Coved ceiling.

## **BEDROOM ONE**

**16' 9 into bay" x 12' 7" (5.11m x 3.84m)**

Plantation blinds to double glazed bay window. Radiator. Tiled floor. Overview of lawned garden and cul-de-sac. A bright and airy room.

### **BEDROOM THREE/DRESSING ROOM**

**11' 2" x 10' 7" (3.4m x 3.23m)**

Obscure double glazed window to side. Tiled floor. Recessed ceiling downlighters. Interconnecting door to master bedroom. Tiled floor.

### **BEDROOM TWO**

**12' 0" x 9' 1 plus door recess" (3.66m x 2.77m)**

Tiled floor. Plantation blinds to double glazed window with outlook over patio and lawned garden. recessed ceiling downlighters. Radiator.

### **GROUND FLOOR BATHROOM**

**7' 5" x 6' 4" (2.26m x 1.93m)**

Two obscure double glazed windows to side. Feature tiled floor, complementing tiled walls. Bath with granite tiled side panel, deep bath with thermo bar bath filler tap over and hand held shower attachment. Vanity unit with storage, inset wash hand basin with display area to side. Low level WC, bidet. Wall mounted heated towel rail. Extractor fan. LED downlighters.

### **CLOAKROOM**

**11' 3" x 9' 1" (3.43m x 2.77m)**

Double glazed window to side with plantation blinds. Contrasting tiled floor. Radiator. Built in storage/cloakroom with dual sliding doors. Recessed ceiling downlighters.

### **OPEN PLAN LIVING ROOM**

**21' 6" x 14' 10" (6.55m x 4.52m)**

Feature terracotta ceramic tiled floor. Triple aspect room with double glazed French doors, with direct access to south easterly rear garden. Double glazed window to side, both with plantation blinds and further double glazed door access



to courtyard patio/private seating area.

### **KITCHEN AREA**

Rectangular deep stainless steel sink unit and recessed drainer with mono bloc taps over, mosaic tiled splashback. Fitted range of contemporary style kitchen cabinets comprising of eye level units, square edge modern work top surfaces, fitted range of modular base units incorporating drawers. Inset five ring gas hob with chimney filter hood over. Glass splashback. Built in oven with storage above and below. The area flows with terracotta tiles to lounging and







dining areas. Two radiators. Wall light points. Square arch to

### **STAIRS TO FIRST FLOOR**

Pinewood wide tread stairs to

### **LOFT ROOM**

**16' 9" x 12' 7" (5.11m x 3.84m)**

An inviting space with shaped ceiling. Large inset velux window to rear. TV aerial connection point. A bright and airy space. An ideal play room or office/studio. Access to eaves: A large storage area with light. Combination boiler.

Agents note: Potential for further development (subject to necessary consents from BCP Council).

Measurements: 16'9" x 12'7" x 7'0" overall floor to ceiling height.

### **ANNEX**

Leading off from the open plan living area. Separate door to

### **INNER HALLWAY**

Double glazed window, overview of patio. Double glazed panelled door access to garden/patio area. Ceramic tiled floor. Wall light point.

### **LOUNGE/BEDROOM 4**

**11' 2" x 8' 8" (3.4m x 2.64m)**

Double glazed window to rear, overview garden/patio area. Radiator. Tiled floor.

### **UTILITY ROOM**

**8' 4" x 7' 5" (2.54m x 2.26m)**

Double glazed window to side. One and half bowl sink with drainer and mixer tap. Fitted eye level cabinets finished in high gloss white. Tiled splashback, inset four ring gas hob

with filter chimney hood over, built in double oven. Space and plumbing for washing machine, integrated dishwasher, provision for fridge/freezer. Radiator. Tiled floor.

### **SHOWER ROOM**

**7' 5" x 6' 4" (2.26m x 1.93m)**

Oversized quadrant shower with sliding glazed door enclosures. Tiled walls and feature mosaic insert tiling to quadrant shower. Fixed overhead shower and further hand held shower attachment. Vanity surface for display with inset wash hand basin, storage below, enclosed WC cistern and bidet. Complementing tiled wall with floating recessed large mirror. Shaver point. Heated towel rail. Extractor fan. Vanity lights. Obscure double glazed window to side. Tiled floor.

### **OUTSIDE FRONT**

Lawned with flower shrub borders.

### **REAR GARDEN**

Southerly aspect rear garden. An inviting patio abuts the rear of the property with Mediterranean style planted borders. Outside lighting. The garden is enclosed by close border, fencing and feature shrub borders. The garden also benefits from a greenhouse and poly tunnel.

### **STUDIO/UTILITY AREA**

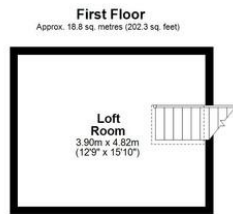
**13' 11" x 10' 1" (4.24m x 3.07m)**

Perfect for "Al-fresco" dining or a retreat! Stainless steel sink unit and lighting. Storage provision for additional fridge/freezers, gardening implements. Tiled floor. Pitched roof with eave for open storage. Double glazed door to side and sliding patio doors.

### **DRIVEWAY**

Parking for several vehicles.





Total area: approx. 167.1 sq. metres (1799.0 sq. feet)

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10 LITTLECROFT AVENUE  
BOURNEMOUTH  
BH9 3HR

Energy rating

**D**

Valid until 10 March 2031

Certificate number

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