





HOUSE AND SON

House and Son are delighted to be able to offer for sale this attractive detached house which retains many of its original features and a warm ambience. Benefits include two separate reception rooms, 22ft kitchen/diner, fitted window seats, picture rails, ground floor cloakroom, four bedrooms, loft/hobbies room, gas central heating, UPVC double glazing, off road parking and secluded rear garden.

COVERED STORM PORCH

UPVC double glazed door with side panels to

ENTRANCE HALL

Original quarry tiled floor, stairs to first floor, cupboard housing fuse box, radiator, ornate coved ceiling.

CLOAKROOM

Low level WC, wall mounted wash hand basin with tiled splashback, UPVC double glazed window to side, tiled floor.

SITTING ROOM

14' 0 into bay" x 11' 10" (4.27m x 3.61m)

Built in window seat, southerly aspect bay window, radiator, picture rail, ornate coved ceiling, fitted shelves.



DINING ROOM

12' 10" x 9' 4" (3.91m x 2.84m)

UPVC double glazed window overlooking rear garden, exposed wooden floor, radiator, picture rail, ornate coved ceiling.

KITCHEN/DINER

22' 2" x 9' 2" (6.76m x 2.79m)

Bespoke wooden kitchen units with inset butler style sink, wooden work surfaces with range of base units and matching wall mounted shelves and dresser style units, space for Range style oven, space for fridge/freezer, tall ladder style radiator, space and plumbing for washing machine and dishwasher, tiled splashback, tiled floor. UPVC double glazed window overlooking rear garden, UPVC window and door to side, wall mounted Worcester combination condensing boiler serving central heating and hot water (fitted approximately one year ago).

FIRST FLOOR LANDING

Feature arch, wooden staircase to second floor.

BEDROOM ONE

14' 1 into bay" x 9' 11" (4.29m x 3.02m)

UPVC double glazed bay window to front, radiator, picture rail, recess providing wardrobe.

BEDROOM TWO

12' 10" x 9' 6" (3.91m x 2.9m)

UPVC double glazed window overlooking rear garden, pedestal wash hand basin, radiator, picture rail.

BEDROOM THREE

11' 0 into door recess" x 9' 1" (3.35m x 2.77m)

UPVC double glazed window overlooking rear garden, radiator, pedestal wash hand basin.

BEDROOM FOUR

8' 8" x 8' 5" (2.64m x 2.57m)

Built in window recess, radiator, UPVC double glazed window to front.



BATHROOM

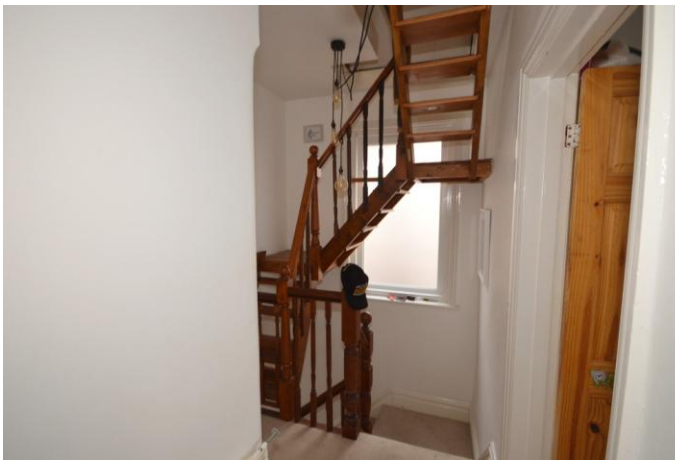
White suite comprises tiled panel bath with built in shower, oversized shower head and hand held attachment, wall mounted wash hand basin, low level WC, UPVC double glazed window to side, part tiled walls, heated towel rail/radiator, extractor fan.

ACCESS TO LOFT ROOM

23' 1" x 13' 7" (7.04m x 4.14m)

Velux window with fitted blind. The room has been boarded with access to eaves storage, carpeted.







OUTSIDE

Access via recently replaced timber gate leads to

REAR GARDEN

Patio area abuts the property with access to storage sheds. The remainder is laid to lawn with a large array of perennial fruit, vegetable and plant troughs. Wooden decked area with pergola and fitted benches (which contain under-seat storage), power for lighting and a further patio area. Outside tap. The garden is secluded and enclosed by recently renovated timber fencing.



FRONT GARDEN

Laid to tarmacadam via brick edging to provide off road parking (subject to dropped kerb).





Total area: approx. 137.8 sq. metres (1482.9 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
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Energy performance certificate (EPC)

30, Acland Road BOURNEMOUTH BH9 1JJ	Energy rating	Valid until: 16 July 2022
	D	Certificate number: 8401-5336-1029-3596-3323

Property type
Detached house

Total floor area
109 square metres