





HOUSE AND SON

We are delighted to offer for sale this charming elevated detached chalet style property, located in the desirable location of Queens Park Bournemouth. Within close proximity to JP Morgan, Royal Bournemouth Hospital, choice of popular local schooling and Queens Park Golf Course.

The property has been modified by its current owners and offers versatile accommodation over three levels. Wide ranging views can be enjoyed throughout the property but are best enjoyed from the south facing rear garden.

RECEPTION HALLWAY

11' 11" x 8' 04" (3.63m x 2.54m)

A communicating hallway providing access to principal rooms, cupboard housing gas fired combination boiler, loft access.

LOUNGE

19' 03" x 11' 10" (5.87m x 3.61m)

UPVC double glazed leaded window to front, with views out towards Parley and St. Catherines Hill, radiator under, UPVC double glazed leaded door with windows to side, affording access onto the patio and south facing private rear garden, feature stone fireplace, further radiator.



KITCHEN

12' 05" x 8' 04" (3.78m x 2.54m)

Range of wooden base and wall mounted cupboards, including tall storage cupboard, with marble effect, worktop surfaces over, space for fridge freezer, space for range cooker, chimney filter hood over, further range of matching cupboards with one and a half bowl Belfast sink, with drainer to side and chrome mixer tap over, inset into matching worktop surfaces, with outlook over south facing rear garden. Laminate flooring, wooden door with leaded glass to rear, providing access onto the patio, UPVC double glazed, leaded, window to side. Laminate flooring. Part tiled walls.

DINING ROOM

12' 05" x 9' 06" (3.78m x 2.9m)

Continuation of laminate flooring, UPVC double glazed, leaded, window to rear, stairs to first floor, radiator.

MASTER BEDROOM

12' 05" x 12' 11" (3.78m x 3.94m)

Built-in bed unit with floor to ceiling wardrobes, overhead cupboards, bedside tables and cubbyholes, further matching unit with space for media, double and single wardrobe, drawers and overhead cupboards. UPVC double glazed, leaded, window to front providing panoramic views, radiator.

BEDROOM TWO

14' 09" x 12' 05" (4.5m x 3.78m)

Two UPVC double glazed, leaded, windows to rear, with outlook over south facing private rear garden, radiator, built in boxed storage, wash hand basin with tiled splashback, vanity unit under. Feature sloping ceilings.



BEDROOM THREE

12' 6" x 11' 11" (3.81m x 3.63m)

UPVC leaded double-glazed window to rear, outlook over the south-facing garden, wash hand basin with tiled splashback and vanity unit under, radiator.







ANNEXE

14' 11" x 11' 05 max" (4.55m x 3.48m)

Lower-level annexe, accessed via UPVC double glazed door, laminate flooring, feature UPVC double glazed window to front, walk-in wardrobe, cupboard housing consumer unit.

ENSUITE SHOWER ROOM

White suite with shower cubicle with glass sliding doors, electric shower, pedestal wash hand basin, with electric water heater over, low level white WC, tiled walls, vinyl flooring.

MUSIC ROOM

12' 08" x 12' 02" (3.86m x 3.71m)

Lower level basement room that has been insulated to provide sound deadening, access via UPVC double glazed door.

CLOAKROOM

Low-level white WC and a matching pedestal wash hand basin.

OUTSIDE FRONT

Block paved driveway affording ample off-road parking, surrounded by stone walls, that complement the stone cladding to the chalet, steps leading to the covered balcony area and front door, with a dramatic archway adding grandeur. An imposing frontage enhanced by the raised elevation of this home.

GARAGE

Accessed via an up and over door, light and power.

REAR GARDEN

A generous south facing patio and barbeque area abuts the rear of the property, including brick built barbeque, providing an ideal social space. Steps lead down towards the annexe and outside front and up to the hot tub, inset into timber decking, and shed, with lawned area beyond which rises to an excellent view point from where one can appreciate the wide ranging views. There are a variety of plants, shrubs and trees within the garden as well as a pond. We are informed the garden is something of a haven for wildlife and this south facing space has a feeling of peace and tranquillity.





Total area: approx. 169.8 sq. metres (1827.5 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)

Plan produced using PlanUp.



63 Normanhurst Avenue BOURNEMOUTH BH8 9NW	Energy rating E	Valid until: 3 May 2032 Certificate number: 6332-9925-7100-0924-5206
---	---------------------------	---