





HOUSE AND SON

House and Son are delighted to be able to offer for sale this detached chalet style bungalow which offers spacious and flexible accommodation. Benefits include far reaching views from principle rooms, 22ft modern fitted kitchen/dining room with integrated appliances, one/two reception rooms, two/three ground floor bedrooms, studio/two further additional first floor bedrooms, utility and detached garage. The property is situated at the head of a cul-de-sac location within favoured area of Moordown. Popular schools, Castlepoint shopping centre and regular bus routes are all within close proximity.

ENTRANCE PORCH

Part brick and UPVC construction, composite front door to

ENTRANCE HALL

Cupboard housing meters for solar panels, fuse box and cloaks space, window to side, radiator.

INNER HALL

Airing cupboard housing hot water cylinder, radiator, stairs to first floor.

LIVING ROOM

17' 10" x 13' 7" (5.44m x 4.14m)

UPVC double glazed window with far reaching views towards Hurn and beyond, radiator, two further UPVC double glazed windows to side, fireplace with inset living flame gas fire, picture rail, ornate coved ceiling, two wall lights, borrowed light to kitchen.



KITCHEN/DINING ROOM

22' 0" x 10' 1" (6.71m x 3.07m)

22'0" x 10'1" narrowing to 6'9". One and quarter bowl single drainer sink unit inset marble effect work surface with gloss finish base units incorporating cutlery and pan drawers, four ring electric "Neff" induction hob, "Neff" slide and tilt oven, "Neff" second oven, integrated fridge/freezer, integrated disposal bins, integrated dishwasher, range of wall mounted units, wall mounted Vaillant gas fired combination boiler serving hot water and central heating, extractor fan, under pelmet lighting. UPVC double glazed window to side. Step down to dining/breakfast area, radiator. UPVC double glazed picture window with far reaching views, UPVC double glazed patio doors to patio.

DINING ROOM/BEDROOM THREE

10' 10" x 8' 2 plus recess" (3.3m x 2.49m)

UPVC double glazed window to side, radiator, coved and textured ceiling.

BEDROOM ONE

13' 5 into bay" x 11' 5" (4.09m x 3.48m)

UPVC double glazed bay window to front, radiator, vanity unit with inset wash hand basin, picture rail.

BEDROOM TWO

13' 10" x 10' 4" (4.22m x 3.15m)

UPVC double glazed window to front, radiator, range of floor to ceiling wardrobes and chest drawers, picture rail.

SHOWER ROOM

Walk in shower with screen, built in shower over, radiator, pedestal wash hand basin, UPVC frosted window to side.



SEPARATE WC

Low level WC, UPVC frosted window to side, part tiled walls.

STAIRS TO STUDIO/BEDROOM FOUR

22' 0 into dormer" x 11' 09" (6.71m x 3.58m)

Dormer window to front, velux to side, eaves storage space, sloping ceilings, radiator, door to







INTERCONNECTING ROOM/BEDROOM FIVE

11' 10 into recess" x 10' 03" (3.61m x 3.12m)

Potential for bedroom five/en-suite/walk in wardrobe. Velux window, eaved storage space, radiator, vanity unit with inset wash hand basin, cupboard beneath.

GARAGE

17' 03" x 9' 02" (5.26m x 2.79m)

Up and over electric door, power and light, window to side.

UTILITY

9' 0" x 6' 08" (2.74m x 2.03m)

Power and light, space and plumbing for washing machine and separate tumble dryer. Stainless steel bowl sink with drainer to side, mixer taps over, inset into base unit, further base units with scroll top work surfaces over, wall mounted cupboards, electric radiator, window to rear, direct access to garage and door to garden



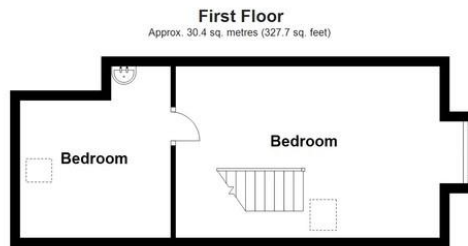
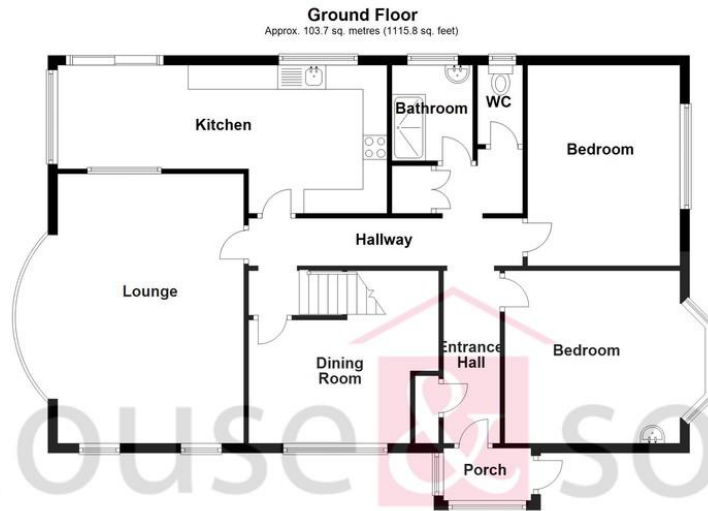
FRONT GARDEN

Block paved drive to provide off road parking, Further drive leads to detached garage. Mature hedging and feature border. Side path leads to front door and further path to side access leading to rear garden.



REAR GARDEN

Mainly paved with mature and established hedging, various trees, outstanding views over Hurn and beyond. Private courtyards providing ideal seating Al-fresco dining areas.



Total area: approx. 134.1 sq. metres (1443.5 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.



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Energy performance certificate (EPC)

45, Hillcrest Road BOURNEMOUTH BH9 3HX	Energy rating D	Valid until: 16 January 2023 Certificate number: 0600-2845-7995-9297-5931
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Property type

Detached bungalow