





HOUSE AND SON

House and Son are delighted to be able to offer for sale this detached family home which has been tastefully extended and remodelled. Benefits include 26' x 18'8" max living room/modern fitted kitchen/dining room with direct access to the secluded rear garden via French and bi-fold doors, there is also a separate sitting room/ground floor bedroom four, three double first floor bedrooms, two of which have en-suite shower rooms and additional family bathroom. Features also include secluded and landscaped rear garden, ample off road parking, UPVC double glazing and gas central heating including underfloor heating to the ground floor where specified. Pine Vale Crescent is situated in a much sought after residential area being within a short walk to popular Hillview school, Redhill Parade and Redhill Park with recreational fields, paddling pool and café. Local river walks and Winton Boys and Glenmoor Girls secondary schools are also within close proximity. An internal viewing comes highly recommended to appreciate this superb home.

STORM CANOPY

Composite front door to

ENTRANCE HALL

Leaded light window to front. Radiator. Picture rail. Stairs to first floor. Utility cupboard beneath stairs currently housing washing machine and tumble dryer, central heating programmer and frosted window to side. Cloaks hanging space. Karndean Burnt Ginger flooring throughout ground floor apart from sitting room with under floor heating.



MODERN KITCHEN/LIVING/DINING ROOM

26' 0 max" x 18' 8" (7.92m x 5.69m)

DINING AREA

13' 8" x 7' 4" (4.17m x 2.24m)

Built in cupboard housing Worcester gas fired boiler serving central heating and hot water and under floor heating. UPVC French doors to rear garden. UPVC double glazed window to side, recessed downlighters, individual thermostat with zoned areas for under floor heating.

KITCHEN/LIVING ROOM

26' 0" x 10' 0" (7.92m x 3.05m)

Single bowl stainless steel sink with mixer tap and Quooker hot water tap, MIAI inset roll top work surfaces with high gloss finish range of base units with integrated dishwasher, AEG four ring electric hob, oversized extractor canopy above, matching wall mounted units with corner display shelving and underpelmet downlights, eye level Zanussi double oven with pan drawers beneath, pull out larder cupboard, tall cupboard and additional units above. Space for American style fridge/freezer, recessed LED plinth lights, breakfast bar

LIVING AREA

Three panel bi-fold doors with pull down blinds, leading to rear garden. Coved ceiling. Recessed downlighters. Underfloor heating.

SITTING ROOM/GROUND FLOOR BEDROOM

FOUR

12' 5" x 11' 11" (3.78m x 3.63m)

UPVC double glazed sash window to front, radiator, picture rail, ornate coved ceiling.



STAIRS TO FIRST FLOOR LANDING

UPVC double glazed window to side, picture rail, hatch to loft, recessed downlighters.

BEDROOM ONE

12' 5" x 11' 11" (3.78m x 3.63m)

UPVC double glazed sash window to front, radiator, picture rail, fitted floor to ceiling wardrobes.







EN-SUITE

6' 10" x 6' 5" (2.08m x 1.96m)

Walk in shower with wet room floor, built in shower over with dual heads, floating vanity unit with inset wash hand basin, high gloss finish drawer beneath, low level WC, heated chrome radiator/towel rail. Tiled floor, tiled walls, UPVC double glazed sash window to front, extractor fan, recessed downlighters.

BEDROOM TWO

12' 8" x 10' 2" plus door recess (3.86m x 3.1m)

UPVC double glazed window to rear, fitted double wardrobes, smooth and coved ceiling. Radiator



EN-SUITE

Comprises walk in shower with wet room floor, built in shower and dual heads. Floating vanity unit with inset wash hand basin and drawer beneath. Low level WC, heated towel rail/radiator. Tiled floor, tiled walls. UPVC double glazed window to rear. Recessed downlighters.

BEDROOM THREE

12' 1" x 7' 2" (3.68m x 2.18m)

UPVC double glazed window to side. Sky light/velux window. Radiator, recessed downlighters. Fitted double wardrobes.

FAMILY BATHROOM

Suite comprises off set bath with mixer shower attachment, vanity unit with wash hand basin and mixer tap. Low level WC, chrome heated towel rail/radiator. UPVC double glazed window to side. Tiled floor, tiled walls, recessed downlighters.

OUTSIDE

Driveway leads to double wooden gates, outside tap, security lighting.

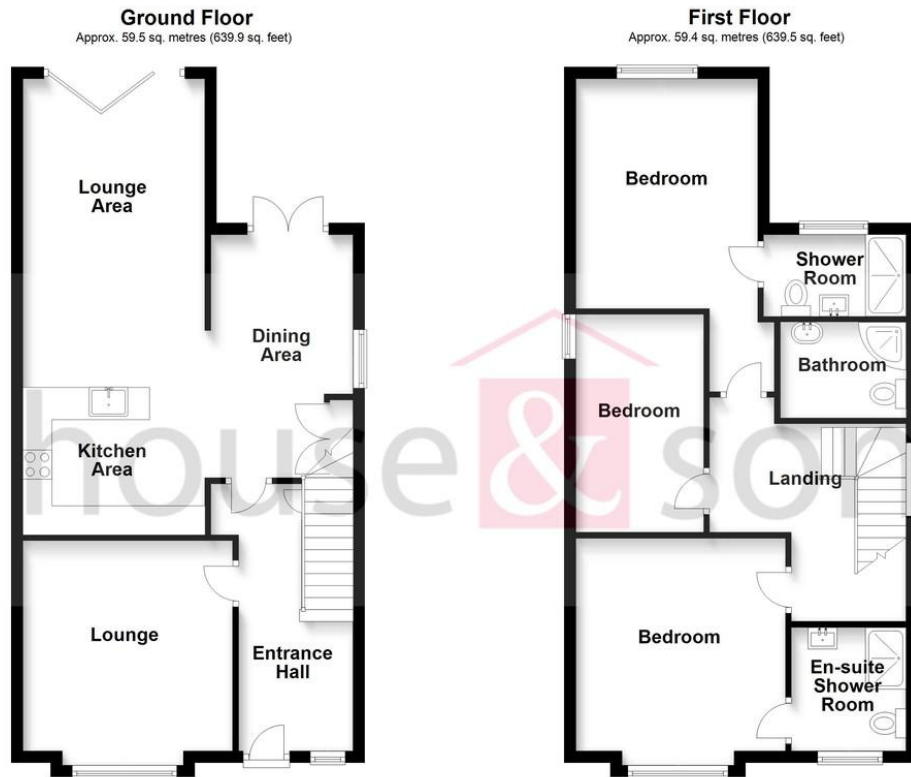
REAR GARDEN

Patio area abuts property providing ideal seating/Al-fresco dining area with decorative timber sleepers which also provides additional seating. Various well stocked flower and shrub borders. The remainder has been laid to artificial lawn for all year round easy maintenance. Path leads to timber shed. The garden is enclosed by timber fencing and provides a good degree of seclusion. Two outside power sockets, further curtesy lighting.

FRONT GARDEN

Imprinted concrete drive provides ample off road parking, various shrubs and low brick boundary wall.





Total area: approx. 118.9 sq. metres (1279.4 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) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

76 Pine Vale Crescent BOURNEMOUTH BH10 6BJ	Energy rating	Valid until:	8 June 2032
	D	Certificate number:	5632-1126-4100-0001-7206

Property type

Detached house

Total floor area

119 square metres