





## **HOUSE AND SON**

House and Son are delighted to be able to offer for sale this detached chalet style property offering flexible accommodation over two floors comprising 20ft living room, four/five bedrooms, two bathrooms, utility room, detached garage, westerly aspect gardens, car port and off road parking. The property is situated in a much sought after residential area being within easy reach of local shops, facilities and popular schools. Other benefits include no forward chain, gas central heating and double glazing.

## **ENTRANCE**

UPVC double glazed front door to

## **ENTRANCE HALL**

radiator. Picture rail. Inner hall with built in cupboard.

## **LIVING/DINING ROOM**

**20' 6" x 10' 3" (6.25m x 3.12m)**

UPVC double glazed window to side. Two radiators, log burner with stone fireplace, built in understair cupboard, coved and textured ceiling.

## **DINING ROOM/BEDROOM THREE**

**14' 6" x 7' 11 plus recess" (4.42m x 2.41m)**

"L"-shaped. Fitted wardrobes. UPVC double glazed window to rear. Plus arch to 9'1" x 8'10". UPVC patio doors to rear garden. Coved and textured ceiling.



## **KITCHEN**

**10' 4" x 8' 7" (3.15m x 2.62m)**

Single bowl single drainer sink unit, inset roll top work surfaces, base units beneath, space for electrical appliance, space for tall fridge/freezer, integrated electric oven, four ring gas hob, filter canopy above, matching wall mounted units, breakfast bar. Radiator, UPVC double glazed window overlooking westerly aspect rear garden. Tiled splashback.

## **GROUND FLOOR BEDROOM ONE**

**14' 3 into bay" x 12' 4" (4.34m x 3.76m)**

Coved and textured ceiling, UPVC double glazed bay window to front, range of built in wardrobes and dressing table. Radiator.

## **GROUND FLOOR BEDROOM TWO**

**11' 11" x 11' 4 into bay" (3.63m x 3.45m)**

UPVC double glazed bay window to front. Radiator. Range of floor to ceiling built in wardrobes, coved and textured ceiling.

## **GROUND FLOOR BATHROOM**

**7' 11" x 7' 8" (2.41m x 2.34m)**

Suite comprises panelled bath, pedestal wash hand basin, low level WC. Radiator. Fully tiled walls, UPVC double glazed frosted window to side.

## **GROUND FLOOR SHOWER ROOM**

Suite comprises shower cubicle with electric shower, wall mounted wash hand basin, low level WC, tiled walls.

## **STAIRS TO FIRST FLOOR**

UPVC window to side, access to eaves space.







#### **BEDROOM FOUR**

**14' 6" x 11' 10 into dormer" (4.42m x 3.61 m)**

UPVC double glazed window to rear, access to eaves space.

#### **BEDROOM FIVE**

**10' 11 into dormer" x 10' 6" (3.33m x 3.2m)**

UPVC double glazed window to front, access to eaves space.

#### **OUTSIDE**

Access via UPVC double glazed door to

#### **UTILITY ROOM**

**8' 9" x 6' 5" (2.67m x 1.96m)**

Ceramic single bowl sink unit with cupboard beneath, power and light, plumbing for washing machine, wall mounted gas fired boiler serving central heating and hot water, part tiled walls. UPVC double glazed window to rear.

#### **CARPORT**

**Approx 13' 1 width (3.99m)**

Narrowing and leading to

#### **DETACHED GARAGE**

**18' 8" x 7' 9" (5.69m x 2.36m)**

Power and light, overhead storage. Up and over door.

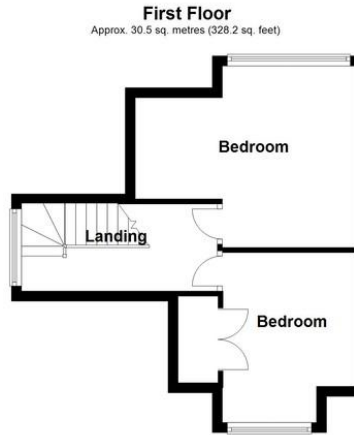
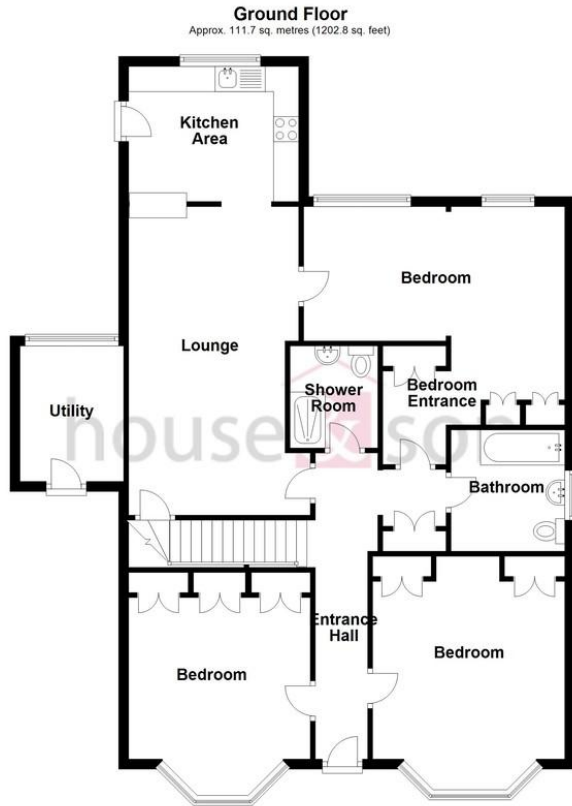
#### **FRONT GARDEN**

Low brick boundary wall with flower and shrub borders, tarmacadam for additional off road parking for several vehicles.

#### **REAR GARDEN**

Patio area abuts property with steps leading to lawn, various well stocked flower and shrub borders, vegetable plot and various fruit trees, green house. The garden is enclosed by panelled fencing and has a westerly aspect.





Total area: approx. 142.2 sq. metres (1531.0 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.



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## Energy performance certificate (EPC)

161 Howeth Road  
BOURNEMOUTH  
BH10 5NX

Energy rating

**E**

Valid until: 20 September 2032

Certificate number: 2393-3020-5201-6132-5200

Property type

Detached house

Total floor area

136 square metres