





HOUSE AND SON

It is with great pleasure that House & Son have received instructions to act upon the sale of this charming, two double bedroom, bungalow. The property benefits from a spacious lounge/diner, modern fitted kitchen, including range cooker, utility room, conservatory and family bathroom with bath and separate shower cubicle. Externally there is a spacious driveway providing ample off-road parking, which has been finished in tarmacadam and leads through, via double gates, to the rear garden. The rear garden benefits from a great deal of seclusion and is a gardener's delight. Featuring summer house, raised decked area, workshop, mature bedding, vegetable patch, resin seating area abutting the property with the remainder laid to lawn.

The property is situated within a quiet cul-de-sac location in the popular residential area of Redhill. It is within minutes' walk of local shops, doctors, bus routes, Redhill Park, cafés and of course the renowned Hillview Primary school. It is also within close proximity to Winton High Street, with choice of shopping and the Stour Valley Nature Reserve, both of which can be reached by bike within 5 minutes. Slightly further afield Bournemouth Town Centre, Castlepoint Shopping Centre and Turbary Retail Park can all be reached via car in under 15 minutes.



This truly is a great home, in a central location that is ideally suited to people of all age groups and requirements. A viewing comes highly recommended to fully appreciate this property and its location.

STORM PORCH

Step up to storm porch via archway. UPVC double glazed door to

ENTRANCE HALL

"L" shaped hallway, all principal rooms leading off.

LOUNGE/DINING ROOM

LOUNGE AREA

13' 11 max" x 10' 6" (4.24m x 3.2m)

Two UPVC double glazed windows to side. Electric fire.

DINING AREA

10' 4" x 8' 6" (3.15m x 2.59m)

UPVC double glazed window to side.

KITCHEN

13' 11" x 10' 5" (4.24m x 3.18m)

Modern fitted kitchen with high gloss wall and base units, work top surfaces over, splashback. One and half bowl sink unit, taps over. Range cooker with cooker hood over, space for fridge/freezer, under cupboard lighting, solid oak flooring, UPVC double glazed window to the rear, UPVC French doors opening to conservatory.



BEDROOM ONE

12' 5" x 10' 6" (3.78m x 3.2m)

UPVC double glazed bay window to front. Range of fitted wardrobes including walk in wardrobe.



BEDROOM TWO

11' 6" x 10' 5" (3.51m x 3.18m)

UPVC double glazed window to front.

UTILITY ROOM

Storage cupboard with work top surface over. UPVC double glazed French door to garden, windows to rear and side aspects.





BATHROOM

8' 2" x 7' 0" (2.49m x 2.13m)

Modern bathroom comprising double ended bath with central mixer taps, wash hand basin, vanity storage below, corner shower cubicle with wall mounted mixer shower. Low level W.C. UPVC double glazed window to side.

FRONT GARDEN

Laid to tarmac driveway providing off road parking for several vehicles. Low brick boundary wall. Pond with artificial grass surround. Double gates leading to rear garden.



REAR GARDEN

Mainly laid to lawn with decking and resin, flower bed and vegetable patch. Timber summer house and timber workshop for storage.



GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.



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Whilst every effort has been made to ensure the accuracy of the floorplan, it is approximate and should not be relied upon as a substitute for the relevant title plan or survey. The plan is for illustrative purposes only and should not be relied on as an accurate record of the property. The services, systems and appliances shown have not been tested and cannot guarantee they are in full working order. You are advised to make your own investigations.

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21/10/2022, 12:45

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

4, Broughton Close BOURNEMOUTH BH10 6JB	Energy rating D	Valid until: 26 August 2024
	Certificate number: 9558-1087-7248-2354-7914	

Property type
Detached bungalow

Total floor area
72 square metres