

house & son

## Kemp Road

Bournemouth, BH9 2PW

£360,000

- No Forward Chain
- Modern Stunning Home
- Luxury Specifications Throughout
- Block Paved Parking and Charging Point
- 30ft x 17'5ft Living Room
- Three Bedrooms
- Ground Floor Cloakroom
- Landscaped Gardens



## HOUSE & SON

Residential Sales, Lettings, Property Management, Surveys & Valuation. Leading Independent Property Professionals Since 1939.

This high-specification property, constructed in 2022, is offered for sale with vacant possession and no forward chain. An ideal family home, it benefits from a generous open-plan living area, three good-sized bedrooms, a modern family bathroom and ground-floor WC, a generous garden, and off-road parking. All with the remainder of the 10-year builder's warranty.

Located in the popular BH9 postcode area, this home is within catchment for a choice of schools, including Winton and Glenmoor secondary schools, St. Luke's and Winton primary schools and many others. Within minutes walk is a

choice of shops, including Waitrose, cafes, bars and restaurants, including The Conto Lounge and Barolo. Other benefits include excellent bus links and being within a short cycle ride to Bournemouth town centre, train station and beaches.

### ENTRANCE

Feature storm proof canopy. Composite style door with obscure double-glazed leaded insert.

### ENTRANCE LOBBY

Provision for shoes and coats etc.

### GROUND FLOOR WC

4' 8" x 3' 10" (1.42m x 1.17m)

Obscure double-glazed window to front. Low level WC,

tiled floor, "beach driftwood" effect vanity unit with inset wash hand basin, mixer tap and tiled splash back. Recessed ceiling downlighters. Extractor fan.

### OPEN PLANNED LIVING ROOM

31' 10" x 17' 5 max narrowing to 10ft width in kitchen area" (9.7m x 5.31m)

A feature room, light and airy owing to Velux style window inset to vaulted ceiling to rear. Three panelled floor to ceiling double glazed patio doors, accessing onto and views of private landscaped garden. Further double-glazed windows to rear. Feature tall window to stairwell to front and further double glazed window to side. LED recessed ceiling downlighters. TV connection point. A lovely inviting lounge and entertaining space.

### KITCHEN AREA



Contrasting kitchen cabinets finishes. Stainless steel sink unit and drainer, mono block tap over. Fitted "beach drift wood" effect eye level cabinets, complementing base units finished in light grey, incorporating drawers, square edge work top surfaces over. LED under cabinets lighting. Inset four ring electric hob, single combination oven, cooker filter hood over with glass splashback and complementing upstands. Integrated fridge/freezer, integrated dishwasher, integrated washer/dryer. LED recessed downlighters. Cabinet housing gas fired boiler serving central heating and hot water.

### **STAIRS TO FIRST FLOOR**

Storage closet, deep useful space ideal for coats etc. Stairs rising to first floor landing. A feature to the stairwell is the tall window to front illuminating this area with natural light. All principal rooms leading off. Access to loft. Built in

closet for storage.

### **BEDROOM ONE**

**12' 4" x 10' 0" (3.76m x 3.05m)**

Double glazed window to front. TV connection point. Radiator. LED recessed downlighters.

### **BEDROOM TWO**

**10' 4 max" x 10' 0" (3.15m x 3.05m)**

Double glazed window to rear, view over private rear garden. TV connection point. LED recessed ceiling downlighters.

### **BEDROOM THREE**

**10' 0" x 6' 8" (3.05m x 2.03m)**

Double glazed window to rear. TV connection point.

Radiator. LED recessed ceiling downlighters.

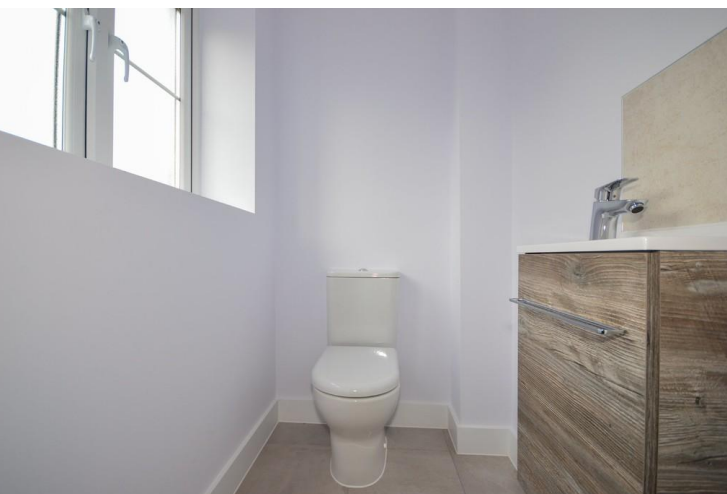
### **BATHROOM**

Well-appointed bathroom suite with tiled walls and contrasting tiled floor. Bath with tiled side panel, vanity display over, thermo "T" bar taps, bath filler and shower attachment. Wall mounted vanity unit finished in "beach drift wood" effect, inset wash hand basin. Enclosed low level WC. Further vanity shelving space, illuminated mirror, shaver point. Heated towel rail/radiator. Recessed LED ceiling downlighters. Extractor fan.

### **FRONT GARDEN**

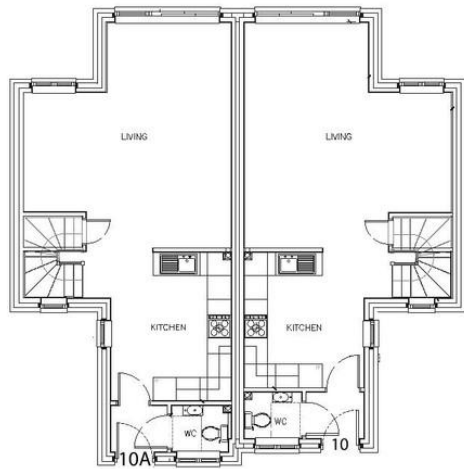
Open planned front garden with shrub borders, pathway to front door, 6ft gate to side leading to rear garden. Double power sockets.

### **OFF ROAD PARKING**

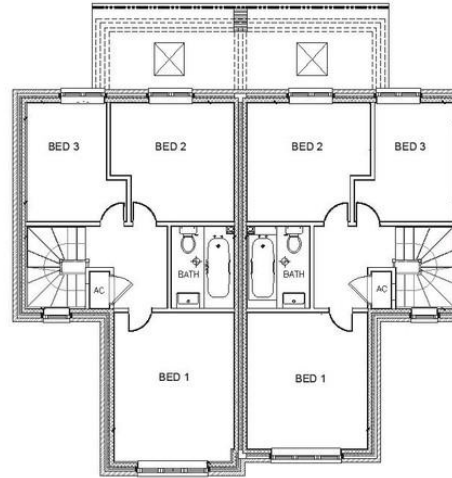


## FLOOR PLANS 10 & 10A KEMP ROAD

10A Kemp Road		10 Kemp Road	
SQ.M	SQ.FT	SQ.M	SQ.FT
86.4	929	86.4	929
84	903	84	903



GROUND FLOOR PLAN



FIRST FLOOR PLAN

### COUNCIL TAX BAND

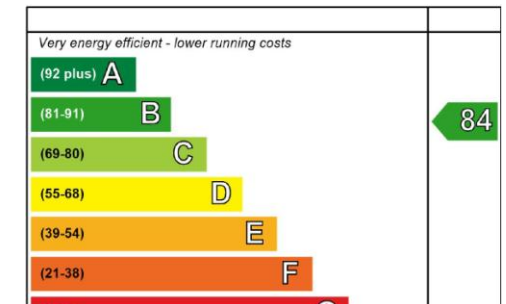
Tax band C

### TENURE

Freehold

### LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council



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