





HOUSE AND SON

House and Son are delighted to be able to offer for sale this two double bedroom detached house built to a high specification throughout, located within close proximity to Winton Banks. The local area supports road travel links to further afield, good primary and secondary schools including Grammar. Immediate shopping at Winton Banks. Further benefits of a 10-year warranty. The accommodation comprises of entrance lobby, ground floor cloakroom, 29ft x 12ft living room, high specification kitchen with integrated appliances and luxury bathroom. Externally, there is a private walled and fenced enclosed garden and parking. Viewing comes highly recommended.

FEATURE ENTRANCE

Feature coved porch. Composite UPVC double glazed front door with obscure glazed insert.

ENTRANCE LOBBY

Provision for shoes and coats etc. Radiator.

OPEN PLANNED LIVING ROOM

29' 5 max" x 12' 5" (8.97m x 3.78m)

Feature open planned kitchen, light and airy. TV connection point. Measurements 29' 5" max x 12' 5" (8.97m x 3.78m) narrowing to 9ft width in kitchen area.



LIVING AREA

"L" shaped room providing lounge and dining area. TV connection points. Recessed LED lights. Radiator. Understairs storage cupboard with plumbing for washing machine. Double-glazed sliding doors accessing directly onto private garden & patio area.

KITCHEN/DINING AREA

Double glazed window to front. One and half stainless-steel sink unit with mono block taps over. A very "on point" finish with contrasting cabinets. Fitted "beach driftwood" effect eye level cabinets, complemented by Cashmere base units, incorporating drawers with work top surfaces over. Upstands to finish. Inset four ring electric induction hob, electric cooker hood, single combination electric oven. Integrated fridge/freezer, integrated washer/dryer (potential for dishwasher). Breakfast bar area. LED recessed ceiling downlighters. Radiator.

GROUND FLOOR WC

5' 4" x 3' 1" (1.63m x 0.94m)

Low level WC. "Beach driftwood" effect vanity unit with inset wash hand basin, mixer tap, tiled splashback. Tiled floor. Recessed LED light. Extractor fan.

STAIRS TO FIRST FLOOR

Accessed via entrance lobby. Stairs rising to first floor. All principal rooms leading off. Access to loft. Storage closet housing gas fired boiler serving central heating and hot water.



BEDROOM ONE

12' 5" x 12' 0" (3.78m x 3.66m)

Double glazed windows to front. Radiator. TV connection point. Recessed LED ceiling downlighters. Built in storage.

BEDROOM TWO

12' 5" x 9' 7" (3.78m x 2.92m)

Double glazed window to side. Radiator. TV connection point. Recessed LED ceiling downlighters.







FAMILY BATHROOM

7' 2" x 5' 2" (2.18m x 1.57m)

A luxury finished bathroom with tiled walls and complementing ceramic tiled floor. Bath with tiled side panel, display vanity area, shower screen to side. Thermo "T" bar with bath filler and over bath, shower attachment. Recessed tiled shelving, provision for toiletries. Enclosed WC. "Beach driftwood" effect vanity unit with inset wash hand basin, mixer tap over, further tiled display shelf. Heated towel rail. LED recessed ceiling downlighters. Extractor fan.

FRONT GARDEN

Brick boundary wall. Block paved pathway to front door with planted shrub borders. Outdoor lighting. Pathway to side, currently close board fencing, further storage to side.



REAR GARDEN

6ft brick wall and fence enclosures. A private garden with 6ft wood gate access to side leading to parking area. The garden is prepared for lawn. Turf will be supplied and installed by the seller. Timber garden shed. Patio area for seating and dining abutting the patio doors. Outside lighting, double power socket and water tap.

OFF ROAD PARKING

Parking space, block paved. Underground cable duct for future EV charging point.

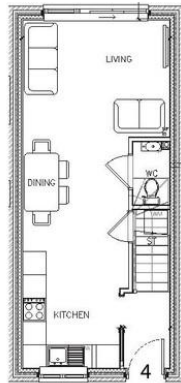


FLOOR PLAN

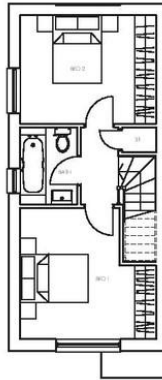
4 KEMP ROAD

4 Kemp Road

SQ.M	SQ.FT
68.6	738



GROUND FLOOR



FIRST FLOOR



28/10/2022, 10:58

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

Energy performance certificate (EPC)

4 Kemp Road
BOURNMOUTH
BH9 2PW

Energy rating

B

Valid until: 16 August 2032

Certificate number: 95314012-1358-5732-8210

Property type

Detached house

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.