





HOUSE AND SON

House and Son are favoured with marketing instructions for this circa 1930's INDIVIDUAL BUILD CHARACTER HOME, situated in a cul-de-sac at Northbourne/West Parley location. The local area supports a choice of good schooling including Grammar, road travel links to further afield, river walks at the Stour nature reserve, coupled with local shopping and Castlepoint close by.

This character family home has a feature recessed reception porch, entrance hallway with wood block original floor, lounge with potential for open fireplace, a ground floor cloakroom, fitted wood kitchen with inset patio doors with direct access onto southerly aspect garden. Feature stairwell leading to first floor landing with tall character window to side. There are three first floor double bedrooms and modern three piece bathroom suite. Externally, the property benefits from driveway to side, leading to single detached garage. A good size front garden and private sunny aspect rear garden. A must see character home, in a popular location. No forward chain.

RECESSED RECEPTION PORCH

Tiled floor. Part glazed door to



ENTRANCE HALL

A good size reception entrance hall. Understair storage. Radiator with radiator cover. Feature original wood block flooring.

GROUND FLOOR CLOAKROOM

Window to front. Low level WC, wash hand basin, part tiled walls. Radiator.

LOUNGE

14' 2 into bay max" x 13' 0" (4.32m x 3.96m)

"A room with a view", outlook over lawned front garden and cul-de-sac setting. There are two further small windows to either side of fireplace. Picture rail. Radiator. TV media point. Wood block flooring. Tall ceilings.

Agents note: Potential for open fire/log burner (subject to inspection).

KITCHEN/DINER

22' 0" x 10' 8" (6.71m x 3.25m)

Double doors from hallway into kitchen/diner. A well appointed room with double glazed window and sliding patio doors to rear, outlook over private sunny aspect lawned and mature gardens.

KITCHEN AREA

The kitchen area is fitted with a wooden fitted kitchen comprising of eye level cabinets, complementing fitted base units incorporating drawers, roll top work surfaces over. Inset one and half bowl stainless steel sink unit with drainer and taps over, built in preparation station/breakfast bar with "pull up stool". Inset four ring gas hob, chimney style filter hood over, single electric oven, integrated dishwasher, provision for American style fridge/freezer with cabinets either side. Utility cupboard housing washing machine. Tiled floor.

LIVING/DINING ROOM AREA

The living/dinning area has a feature wood block original flooring. Radiator. Tall ceilings. View and access over the rear garden, two further obscure double glazed windows to side. Two radiators. Recessed LED downlighters. A natural light and bright room owing to aspect.



STAIRS TO FIRST FLOOR LANDING

Accessed via entrance hall. Rising stairs to first floor landing, spacious reception landing. Access to loft space. Feature tall window to side enabling natural light to stairwell/entrance hall. Radiator. Picture rail. Recessed closet housing gas fired combination boiler.

BEDROOM ONE

13' 0" x 11' 0" (3.96m x 3.35m)

Double glazed window to front. Radiator. View over cul-de-sac. Picture rail. Natural coved ceiling.







BEDROOM TWO

11' 0" x 9' 10" (3.35m x 3m)

Double glazed window to rear, overview of private lawned rear garden. Picture rail. Recessed closet.

BEDROOM THREE

12' 0" x 11' 0 overall room size" (3.66m x 3.35m)

Double glazed window to rear. Built in wardrobes. Picture rail.

BATHROOM

Obscure double glazed window. A large spacious room with modern three piece suite comprising of "P" shaped shower/bath with mono mixer tap over, shower screen to side. Thermo "T" bar shower, rising rail and shower rail attachment. "His and Her's" dual vanity unit with inset dual wash hand basin, large display mirror to vanity area. Low level WC. Tiled walls, tiled floor. Heated towel rail. Recessed LED lights.



OUTSIDE FRONT GARDEN

Brick boundary wall. The remaining garden is lawned. Potential for further "casual parking", if required.

DRIVEWAY TO SIDE

Block paved driveway, parking for several vehicles tandem style, leading to

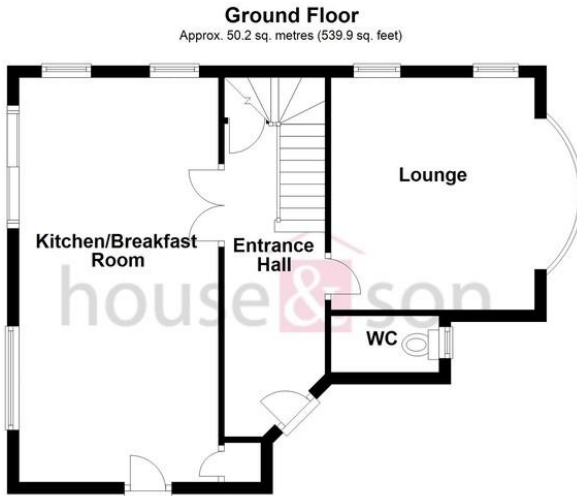
GARAGE

Single detached garage.

REAR GARDEN

A good size and private lawned garden, mature hedging/screening to side and rear. The garden has a sunny aspect.





Total area: approx. 105.0 sq. metres (1130.3 sq. feet)

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| 11 Cedar Avenue BOURNEMOUTH BH10 7EF | Energy rating D | Valid until: 27 November 2032 Certificate number: 9330-2648-7290-2322-4231 |
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Property type
Detached house