





HOUSE AND SON

House and son are delighted to be able to offer for sale this semi detached house which offers flexible and well proportioned accommodation over two floors. Benefits include separate kitchen, 21'0" x 11'0" living/dining room, two shower/bathrooms, three double bedrooms and 19'2" x 13'0" garage, The property is situated in a much sought after residential area being within a cul-de-sac location abutting open green space, within walking distance to Slades Farm recreational ground, popular Winton boys and Glen moor girls school, local bus routes to Bournemouth and Poole town centres.

STORM PORCH

Covered storm porch to entrance; UPVC double glazed front door to

ENTRANCE HALL

Fuse box, radiator. Understair storage and cloaks space.

LIVING/DINING ROOM

21' 0" x 11' 0" (6.4m x 3.35m)

Double glazed patio doors leading to secluded rear garden. Two radiators. Coved and textured ceiling. Purbeck stone plinth and feature display shelving. Wall mounted thermostat.



GROUND FLOOR BEDROOM THREE/RECEPTION ROOM TWO

17' 8" x 8' 3" (5.38m x 2.51m)

UPVC double glazed window to rear, radiator, coved and textured ceiling.

KITCHEN

8' 11" x 8' 7" (2.72m x 2.62m)

One and quarter bowl single drainer sink unit inset roll top work surfaces with space and plumbing for washing machine, slimline dishwasher, space for electric cooker, range of base units, space for fridge/freezer, wall mounted matching range of cupboards and display shelving, under pelmet lighting, tiled splashback, UPVC double glazed window to front.

GROUND FLOOR BATHROOM

6' 8" x 5' 6" (2.03m x 1.68m)

Suite comprises panelled bath with mixer shower attachment over, wall mounted wash hand basin, low level WC, radiator, tiled splashback, UPVC double glazed frosted window to front, wall mounted mirror cabinet.

STAIRS TO FIRST FLOOR LANDING

Hatch to loft. Built in cupboard housing wall mounted combination boiler serving central heating and hot water, slatted shelves, UPVC double glazed window to front.

BEDROOM ONE

13' 5" x 9' 6" (4.09m x 2.9m)

Range of fitted bedroom furniture incorporating floor to ceiling wardrobes, bed side cabinets, over head boxes, dressing table, a chest of drawers, radiator. UPVC double glazed window to rear.

EN-SUITE

Tiled shower cubicle with built in shower over, heated towel rail, vanity unit with inset wash hand basin, cupboard beneath. UPVC double glazed window to front, built in overhead storage cupboard.

BEDROOM TWO

10' 7" x 10' 2" (3.23m x 3.1m)

UPVC double glazed window to rear, radiator.



REAR GARDEN

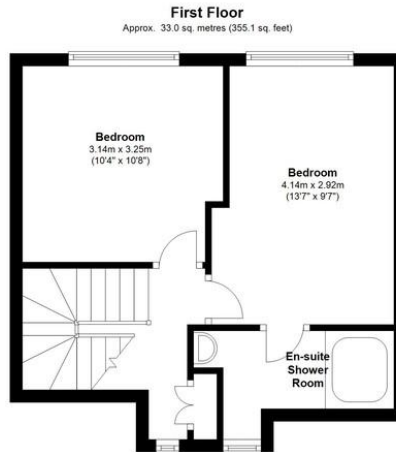
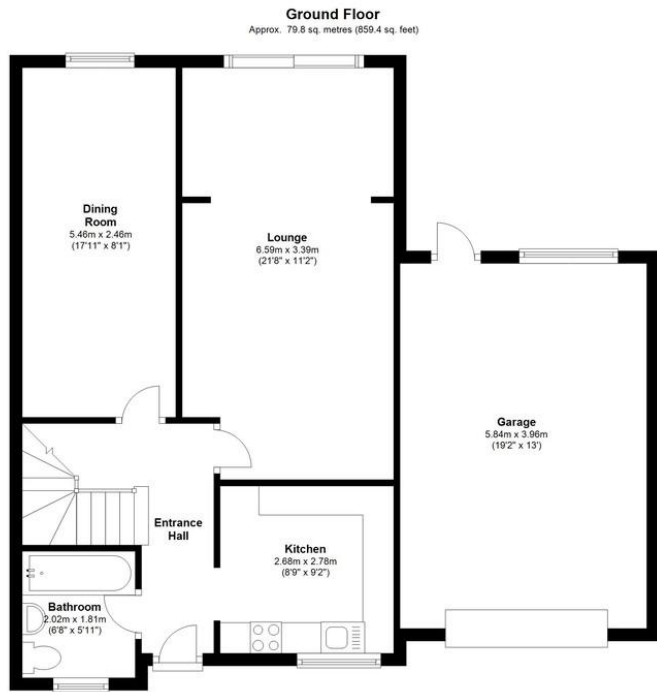
Outside tap. Patio area, enclosed by fencing and mature hedging.

GARAGE

19' 2" x 13' 0" (5.84m x 3.96m)

Electric remote controlled up and over door, power and light, over head storage, UPVC double glazed south facing window.





Total area: approx. 112.8 sq. metres (1214.5 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 includes any external terraces, balconies and other external. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 532500)
Plan produced using PlanUp.



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

Energy performance certificate (EPC)

19, Archdale Close
BOURNEMOUTH
BH10 4EH

Energy rating

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Valid until: 29 August 2024

Certificate number: 8384-6028-9690-1593-8922

Property type

Semi-detached bungalow

348 Wimborne Road, Bournemouth,
Dorset, BH9 2HH

www.houseandson.net

01202 244844

winton@houseandson.net

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.