



## Hazelwood Close

Bournemouth, BH9 1FF

Guide Price £270,000

- No Forward Chain
- Detached Chalet House
- South Facing Garden
- Conservatory
- Two Double Bedrooms
- Two Bathrooms
- Off Road Parking
- Level Walk to Winton Banks





## HOUSE AND SON

House and Son are delighted to be able to offer for sale this modern built detached chalet house in a private cul-de-sac setting on a level walk to local amenities including shopping at Winton Banks, recreational parks and good schooling. In our opinion, a home suitable to all age groups. The accommodation comprises of entrance porch, entrance hall, lounge with direct access onto conservatory, modern fitted kitchen with built in appliances, utility closet for general storage, ground floor bedroom, ground floor bathroom, further first floor double bedroom and en-suite shower room. There are front and enclosed rear gardens, off road parking to front (potential for additional parking, if required). Freehold. No forward chain!

## ENCLOSED PORCH

**6' 10" x 2' 1" (2.08m x 0.64m)**

Tiled floor. UPVC double glazed windows, inset double glazed panelled door. Provision for shoes and coats etc. Composite panelled front door to

## ENTRANCE HALL

Feature flooring. Radiator.

## LARGE STORAGE/UTILITY

**7' 0 plus recess for washing machine" x 2' 7" (2.13m x 0.79m)**

deep walk in storage closet housing gas fired combination boiler, storage space for shoes and coats etc, space and plumbing for washing machine.

## LOUNGE

**12' 0" x 10' 10" (3.66m x 3.3m)**

Large over sized double glazed French doors accessing onto conservatory/sun lounge. "Retro" style fitted radiator. TV aerial

connection point. Coved ceiling. Feature floor covering. Doors onto to

## CONSERVATORY/SUN LOUNGE

**11' 10" x 8' 10" (3.61m x 2.69m)**

Dwarf brick wall, double glazed windows to side and rear. Inset double glazed door access onto private courtyard lawned garden. Wall light points.

## KITCHEN

**10' 10" x 6' 9" (3.3m x 2.06m)**

Double glazed window to rear with view over private lawned garden. One and half bowl stainless steel sink unit and drainer. Mono block taps over. Cabinets finished in high gloss cream. Fitted eye level units, fitted base units incorporating drawers, part tiled walls, square edge work top surfaces, inset four ring gas hob, chimney filter hood over, single electric combination oven. Integrated dishwasher, built in fridge/freezer. "Retro" style radiator. Ceramic tiled floor, recessed ceiling downlighters. Coved ceiling.

### GROUND FLOOR BATHROOM

**6' 10" x 5' 7" (2.08m x 1.7m)**

Obscure double glazed window to front. "P"-shaped shower bath with mixer filler tap over, shower screen to side, shower attachment. Low level WC. Pedestal wash hand basin. Radiator. Recessed ceiling LED downlighters. Extractor fan. Tiled floor.

### GRUND FLOOR BEDROOM ONE

**12' 1" x 8' 0" (3.68m x 2.44m)**

UPVC double glazed window to front, view over southerly lawned enclosed garden. Radiator. Coved ceiling.

### STAIRS TO FIRST FLOOR LANDING

Stairs to first floor landing accessed via entrance hall. Feature return stairwell to first floor landing. Dual doors to deep recessed storage closet.

### FIRST FLOOR BEDROOM TWO

**11' 4" x 9' 10 approx to back wardrobe" (3.45m x 3m)**

Dual aspect double glazed velux style windows. Feature part eaved ceilings. A room with good natural light. Radiator. Built in wardrobes and tall boy drawers furniture. Recessed LED downlighters. Feature floor covering. Agents note: 8ft ceiling heights. Part restricted head height. Overall room sizes utilised.

### EN-SUITE

**7' 4" x 4' 6" (2.24m x 1.37m)**

part eaved character ceiling. Glazed enclosed shower cubicle with tiled walls, fitted thermo "T" bar shower, rising rail and shower attachment, hinged door. Extractor fan. Wall mounted semi pedestal wash hand basin, tiled splashback. Low level WC. Heated towel rail. Recessed ceiling downlighters. Agents note: Ceiling height approximately 8ft. Overall room sizes utilised.

Agents note: Bedroom two and en-suite are overall room sizes with ceiling height measurements.

### OUTSIDE FRONT

Communal tarmac driveway leading to 2 Hazelwood Close. Pathway to front door.

### OFF ROAD PARKING

Currently parking for one vehicle. 6ft gate to side leading to front garden.

Agents note: There is potential for tandem parking provision by utilising part of the front garden.

### FRONT GARDEN

**12' 4" x 8' 9" (3.76m x 2.67m)**

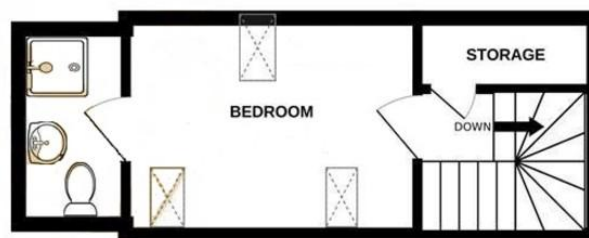
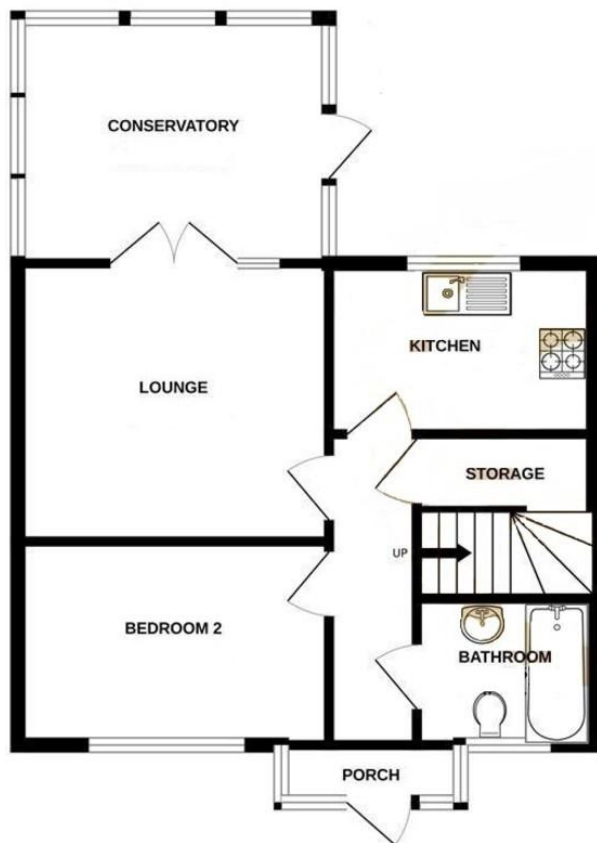
Private fence enclosed lawned garden. Southerly aspect.

### REAR GARDEN

**28' 0" x 19' 0" (8.53m x 5.79m)**

"L"-shaped fence enclosed private lawned garden. Outside tap. Easy maintenance.





## COUNCIL TAX BAND

Tax band C

## TENURE

Freehold

## LOCAL AUTHORITY

Bournemouth, Christchurch and Poole  
Council

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

## Energy performance certificate (EPC)

2, Wilmshurst Close BOURNEMOUTH BH9 1FF	Energy rating <b>B</b>	Valid until: 8 April 2023 Certificate number: 0017-7234-0298-4087-0006
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Property type  
Detached house

## OFFICE

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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 are 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