



house & son

Dawn Close

Bournemouth, BH10 4BL

Guide Price £390,000

- No Forward Chain
- Three Bedrooms
- Spacious Lounge
- Kitchen/Diner
- Detached Double Garage
- Approx 110ft Driveway and Off Road Parking
- Good Size Southerly Aspect Rear Garden
- Good School Catchments



HOUSE AND SON

House and Son are delighted to be able to offer for sale this detached three double bedroom bungalow situated in a cul-de-sac location and benefits from a generous overall plot and double garage. The local area supports a good choice of schooling, shopping and travel links to further afield. The property comes with NO FORWARD CHAIN.

ENCLOSED PORCH

Double glazed door with complementing side windows. Tiled floor. Provision for shoes/coats etc. Obscure double glazed front door to

ENTRANCE HALL

19' 5" x 6' 0 max" (5.92m x 1.83m)

Feature spacious entrance hall with wood block flooring. All principal rooms leading off. Radiator. Access to loft. Coved ceiling.

AIRNG CUPBOARD

Shelving, hot water cylinder, fitted immersion, LCD timer control.

LOUNGE

16' 0" x 12' 1" (4.88m x 3.68m)

Two obscure double glazed windows to side. Full size set of double glazed patio doors to rear accessing onto sun lounge, further door access into kitchen/breakfast room. A room with view overlooking the sun lounge and mature garden to rear. Feature wood block flooring. Radiator. Fitted fireplace surround with display mantle. TV aerial connection point. Wall light points. Bright and spacious room. Double glazed sliding doors to

SUN LOUNGE

10' 7" x 8' 3" (3.23m x 2.51m)

Full size windows to side and rear with inset dual opening sliding doors accessing onto the established lawned gardens. A really inviting space, with views over the south easterly private mature gardens.

KITCHEN/BREAKFAST ROOM

Double glazed window to side. Large double glazed picture window to rear overlooking the mature lawned garden. One and half bowl sink with mixer taps over. Fitted range of eye level cabinets with glass fronted display, further fitted base units incorporating drawers, roll top work surfaces over. Inset four ring electric hob, cooker filter hood over. Eye level double oven. Space for fridge/freezer, provision/space for large table and chair set. Radiator. Part tiled walls.

BEDROOM ONE

14' 0" x 13' 0 into bay plus door recess" (4.27m x 3.96m)

Double glazed bay window to front with view over lawned garden and cul-de-sac. Further double glazed window to side. Radiator.

BEDROOM TWO

11' 10" x 11' 3" (3.61m x 3.43m)

Double glazed window to side. Built in storage. TV aerial connection point. Coved ceiling.

BEDROOM THREE

12' 0" x 7' 10 max" (3.66m x 2.39m)

Double glazed window to side. Radiator. Feature wood block flooring.

Agents note: irregular shaped room (please see floor plan).

BATHROOM

Obscure double glazed window to side. Bath with side panel, telephone mixer taps over with shower attachment. Part tiled walls, pedestal wash hand basin. Radiator.

SEPARATE WC

Low level WC. Obscure double glazed window to front. Half tiled walls. Radiator. Extractor fan.

UTILITY PORCH

Accessed from kitchen/breakfast room. A useful area with tiled floor, power and light, plumbing for washing machine and tumble dryer, additional fridge/freezer etc. Dual opening doors access to garden.

FRONT GARDENS

The front garden is lawned, approximately 50ft depth with mature borders.

DRIVEWAY

110' 0 depth approx" x 9' 0 width approx" (33.53m x 2.74m)

Approximate measurements to front of double garage.

DOUBLE GARAGE

22' 3 depth" x 18' 5" (6.78m x 5.61m)

Dual "up and over" doors. Pitched roof. Power and lighting.

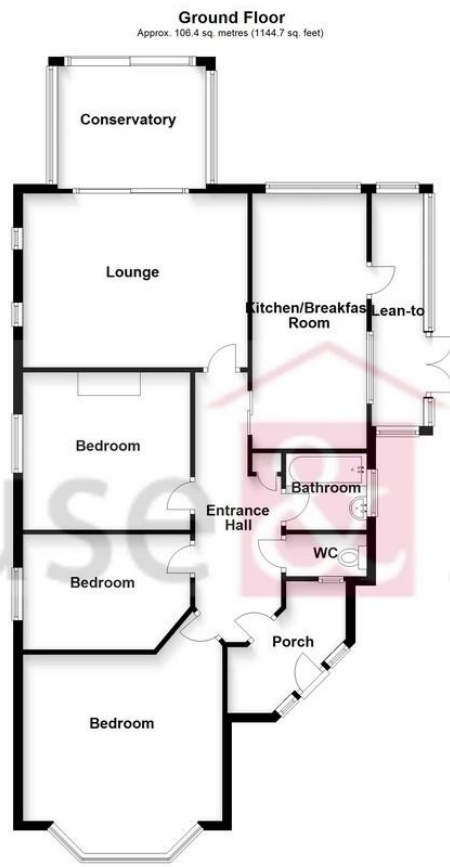
REAR GARDEN

80' 0 depth max" x 34' 0 width" (24.38m x 10.36m)

"A gardeners delight". A wide and deep garden, extending behind the double garage. 6ft fence and mature shrub screening. The garden is south easterly aspect, lawned with shrub features, feature rockery and second private patio area enjoying day round sun shine. Green house, potential vegetable plot area. Outside tap. Agents note: The plot is overall triangulated with rear boundary being wider.

80' 0 depth max" x 34' 0 width" (24.38m x 10.36m) - not including driveway width.





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 may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

21/02/2023, 09:00 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

<small>8 Devon Close BOURNEMOUTH BH10 4BL</small>	Energy rating D	<small>Valid until: 19 February 2033 Certificate number: 0310-2090-5220-2127-4481</small>
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Property type
Detached bungalow

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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