





HOUSE AND SON

House and Son are delighted to be able to offer for sale this extremely well presented home situated in the prestigious Sandringham Gardens at Muscliff Park. This home is located in a wide and spacious cul-de-sac and benefits from its unique position, with the arboretum to the rear of the property, within close proximity to river walks, popular primary and secondary schools including Grammar, local shopping and travel links to further afield. The property offers well proportioned accommodation with a ground floor cloakroom, large lounge to rear with benefits of direct access onto the private non overlooked rear garden and arboretum, separate dining room, kitchen/breakfast room, four good size first floor bedrooms, en-suite bathroom, family bathroom, off road parking and double garage. Rarely available, approximately 1,700 sq. ft. family house in a highly desirable location. No forward chain. A must see home!

ENTRANCE

Panelled UPVC double glazed front door with obscure glazed insert.

ENTRANCE HALL

13' 7 plus recess" x 8' 2" (4.14m x 2.49m)

Inviting space with all principal rooms leading off. Radiator. Wall mounted thermostat control. Walkin understairs deep closet for general storage.

GROUND FLOOR WC

Obscure double glazed window to side. Tiled walls. Low level WC, wall mounted wash hand basin.



LOUNGE

15' 8" x 14' 10" (4.78m x 3.52m)

Feature double glazed patio to rear with direct access onto and view over private lawned garden to rear. Feature stone fireplace with mantle and raised hearth. Two radiators. Wall light points. TV aerial connection point.

DINING ROOM

12' 1" x 10' 0" (3.68m x 3.05m)

Bow bay double glazed window to front with view over deep lawned front garden and cul-de-sac. Radiator. Coved ceiling.

KITCHEN/BREAKFAST ROOM

13' 5" x 11' 5" (4.09m x 3.48m)

Large double glazed window to rear with view over private mature garden. Panelled UPVC double glazed door to side. One and half bowl sink with drainer. Fitted range of eye level cabinets complementing extensive range of base units incorporating drawers, roll top work surfaces over. Tiled walls. Space for cooker, space for under counter fridge and under counter separate freezer. Radiator. Space and plumbing for washing machine. provision for large table and chair set. Coved ceiling. Wall mounted gas fired boiler.



STAIRS TO FIRST FLOOR LANDING

Stairs rising to first floor landing accessed via entrance hallway. Spacious reception landing. Airing cupboard housing pre-lagged tank fitted immersion, linen storage. Access to loft.

BEDROOM ONE

15' 2" x 11' 10 plus door recess" (4.62m x 3.61m)

Double glazed window to rear with vantage view over private garden and arboretum. Radiator. Built in two door wardrobe. Coved ceiling.

EN-SUITE BATHROOM

7' 0" x 6' 5" (2.13m x 1.96m)

Obscure double glazed window to rear. Bath with side panel, mixer taps over, shower attachment. Pedestal wash hand basin. Low level WC, vanity unit.

BEDROOM TWO

15' 0" x 10' 5" (4.57m x 3.18m)

Two double glazed windows to front with view over "deep" lawned garden and cul-de-sac. Built in recessed two door large wardrobe. Radiator. Coved ceiling.







BEDROOM THREE

10' 0" x 7' 2 plus door recess" (3.05m x 2.18m)

Double glazed window to rear with outlook over arboretum, "a green and leafy" outlook. Radiator. Coved ceiling.

BEDROOM FOUR

10' 6" x 7' 10" (3.2m x 2.39m)

Double glazed window to front. Radiator. Recessed walk in closet.

BATHROOM

7' 0" x 6' 3 max" (2.13m x 1.91m)

Obscure double glazed window to side. White three piece suite, bath with side panel. Tiled walls with mid point contrasting tiled mosaic border inset. Vanity unit with inset wash hand basin, storage below and to side. Enclosed WC. Radiator. Heated towel rail. Coved ceiling.



OUTSIDE FRONT

A deep and wide front lawn garden with potential for additional parking, if required. 8ft tall wrought iron gate, Pathway leading to rear garden.

DRIVEWAY

A wide driveway. Parking for several vehicles.

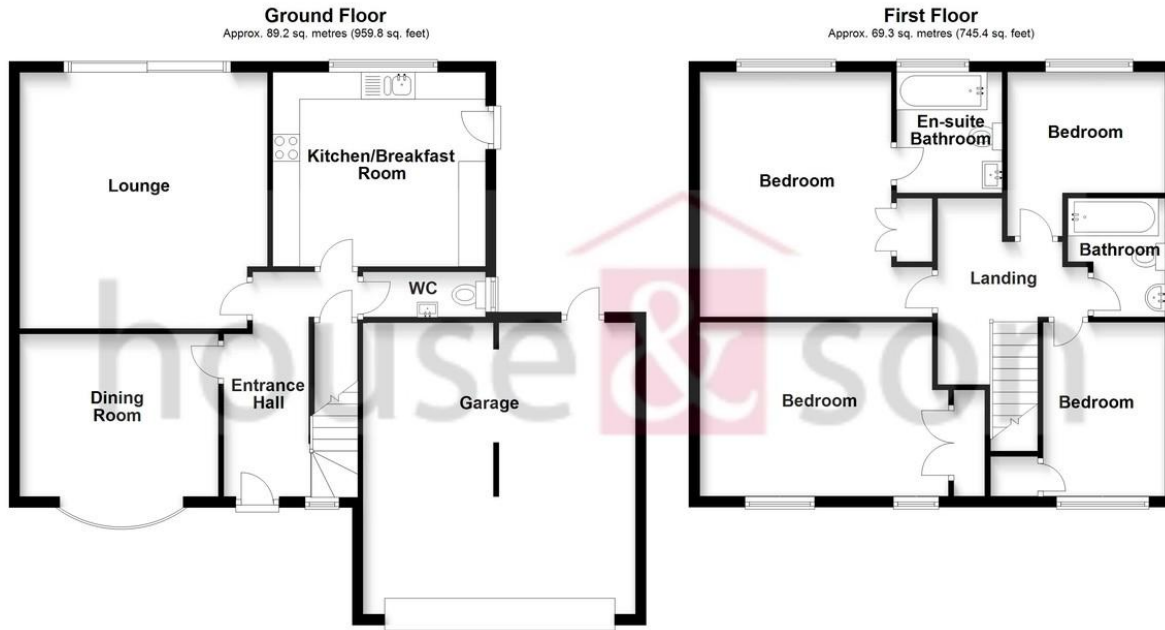
DOUBLE GARAGE

17' 6 width" x 16' 4 depth" (5.33m x 4.98m)

Power up and over door. Storage space. Personal door access to rear garden.

REAR GARDEN

A mature garden with patio abutting the rear lounge and kitchen. The remaining garden is lawned with mature flower bed border to rear. Outside water tap. NON-overlooked position as backing onto arboretum and Stour nature reserve. There are bridal paths/walkways along side the nature reserve/river Stour.



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.



29/03/2023, 11:31

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

Energy performance certificate (EPC)

31 Sandringham Gardens BOURNEMOUTH BH9 3QW	Energy rating D	Valid until: 26 March 2033 Certificate number: 0340-2413-7270-2427-6525
--	---------------------------	--

Property type
Detached house