





HOUSE AND SON

House and Son are delighted to be able to offer for sale this detached family home which has been modernised and re-designed to now provide open plan living/kitchen area to the rear with bi-fold doors across the back to a level westerly aspect rear garden. The two front reception rooms are now a 21ft living room. Upstairs there is three double bedrooms, 8ft modern shower room (previously bathroom) and separate cloakroom. Other benefits include built in wardrobes, centre island with contemporary fitted units in the kitchen, loft space, 65ft westerly aspect rear garden, stripped back pine doors, "Hive" heating system, LED lighting, outbuildings/hobbies room. The property is situated in a much sought after residential, no-through road in Victoria Park. Popular Winton schools are all within close proximity as is regular bus routes and within Winton local shopping high street. Bourmemouth town centre is a short drive away.

ENTRANCE

Composite front door leads to

ENTRANCE HALL

Radiator. Understair storage, walk in storage cupboard, stripped wooden doors. Recessed downlighters. Stairs to first floor.

LIVING ROOM

21' 4" x 13' 8" (6.5m x 4.17m)

Previously two rooms. Two UPVC double glazed windows to front. Two radiators. Recess for fireplace.

KITCHEN/LIVING/DINING ROOM

18' 4 max" x 16' 10 max" (5.59m x 5.13m)

"L"-shaped. Centre island with inset one and quarter bowl sink unit with mixer tap, roll top work surfaces with base units and drawers beneath. Integrated dishwasher, integrated



washing machine and dryer, integrated freezer. Pan drawers, five ring gas hob, "Franke" glass extractor fan, wall mounted units, wall mounted concealed Valliant gas fired boiler serving central heating and hot water, further tall unit with "Hotpoint" double oven, tall housing unit with oversized freestanding fridge and tall larder units, two radiators, ceramic tiled floor, high gloss additional units in dining area with roll top work surfaces and matching upstands. Recessed LED lighting, Bi-fold doors leading to rear garden.

STAIRS TO FIRST FLOOR LANDING

UPVC double glazed frosted window to side, hatch to loft, recess LED lighting.

BEDROOM ONE

16' 10" x 9' 10 plus built in wardrobe" (5.13m x 3m)

Built in floor to ceiling double wardrobe with sliding doors, UPVC double glazed French doors to Juliette balcony, smooth ceiling.

BEDROOM TWO

13' 7" x 10' 10" (4.14m x 3.3m)

UPVC double glazed window to front, radiator, smooth ceiling.

BEDROOM THREE

12' 1" x 9' 11" (3.68m x 3.02m)

UPVC double glazed window to front, radiator, smooth ceiling.

BATHROOM

8' 0" x 7' 9" (2.44m x 2.36m)

Shower room. The suite comprises walk in shower with built in shower, oversized shower head, curved screen, floating vanity unit with two drawers and oversized wash hand basin with mixer tap. Concealed low level WC. Wall mounted



medicine cabinets and mirror with vanity light. Fully tiled walls. LED recess downlighters. Radiator. UPVC double glazed window to rear.

SEPARATE CLOAKROOM

Low level WC. Part tiled walls, UPVC double glazed window to side.

REAR GARDEN

Westerly aspect, approximately 65ft in length. Sand stone patio area abuts property with remainder being laid to lawn







with various shrubs, enclosed by fencing. Timber shed, further shed/storage space with power. Courtesy light, outside light.

FRONT GARDEN

Driveway provides off road parking, lawn with various shrub borders. Low boundary wall.





Total area: approx. 116.1 sq. metres (1249.2 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 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.



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Energy performance certificate (EPC)

43, Eldon Road BOURNEMOUTH BH9 2RU	Energy rating D	Valid until: 4 August 2025 Certificate number: 8205-6528-4150-9925-3906
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Property type
Detached house