





HOUSE AND SON

House and Son are delighted to have been chosen to market this rarely available character "handsome" detached home, occupying a very generous overall plot. The property is circa 1920's/1925's, traditionally built and retaining numerous features. The accommodation boasts entrance hall, 25'0" x 11'6", kitchen/dining room 22'10", utility room, ground floor shower room, four first floor double bedrooms and family bathroom. There is extensive off road parking with a 10ft wide driveway to side leading to single garage and a must see over 160ft westerly aspect garden. The location supports a good choice of schooling, exercising at recreational facilities at Turbury Park and travel links to further afield.

ENTRANCE

Feature storm proof shelter. UPVC panelled door with obscure double glazed inserts.

ENTRANCE HALL

12' 0" x 6' 1" (3.66m x 1.85m)

Spacious reception hall. Radiator. Picture rail. Large understair storage.

RECEPTION ONE/LOUNGE

25' 0" x 11' 6" (7.62m x 3.51m)

Double glazed bay window to front with view over the large forecourt and lawned front garden. Purbeck stone fireplace surround with limestone hearth. Wall light points. Gas point. Tall ceilings. A volume of natural light. Radiator.

Agents Note: Formerly two separate reception rooms.



KITCHEN/DINING ROOM

22' 10" x 11' 5 max overall room size" (6.96m x 3.48m)

KITCHEN AREA

Double glazed window to rear with view over patio terrace and lawned garden. Part glazed door to side. Cabinets finished in cream, a good range of eye level units, further complementing range of base units incorporating drawers, roll top work surfaces, tiled splashback, inset four ring gas hob, cooker filter hood over. Double oven. Integrated fridge/freezer dresser style cabinet with glazed frosted doors. Ceramic tiled floor. Archway to

DINING AREA

Double glazed window to front. Radiator. Fitted gas fire.

UTILITY ROOM

10' 6" x 4' 2 plus separate shower room" (3.2m x 1.27m)

Provision for shoes/coats etc. Space and plumbing for washing machine, wall mounted gas fired combination boiler. Obscure double glazed window to rear. Door to

SHOWER ROOM

Obscure double glazed window to rear. Low level WC. Electric heater. Step up to fitted shower with bi-fold doors, fitted electric shower. Tiled walls.

STAIRS TO FIRST FLOOR LANDING

Accessed via entrance hall. Feature first floor "classic style" landing, with double glazed window to front. Radiator. All principal rooms leading off. Picture rail. Tall ceilings.







BEDROOM ONE

14' 2 into bay" x 11' 4" (4.32m x 3.45m)

Double glazed bay window to front with views over and towards Ensbury Park and Talbot estate. Radiator. Coved ceiling.

BEDROOM TWO

12' 0" x 11' 6 max into recess" (3.66m x 3.51m)

Double glazed window to front. Coved and tall ceilings. Radiator.

BEDROOM THREE

10' 4" x 10' 3" (3.15m x 3.12m)

Double glazed window to rear. A delightful view over the large patio terrace and lawned established garden. Radiator.

BEDROOM FOUR

11' 4" x 10' 4" (3.45m x 3.15m)

Double glazed window to rear with view over "sub tropical" garden. Radiator.

BATHROOM

7' 1" x 6' 10" (2.16m x 2.08m)

Obscure double glazed window to rear. Bath with side panel, mixer taps over, shower attachment. Pedestal wash hand basin. Low level WC. Radiator. Access to loft. Vanity light/shaver point.

DRIVEWAY

Approximately 90ft driveway leading to garage. Approximate 10ft wide driveway with inset dual opening wooden gates. Additional forecourt parking to front.

FRONT GARDEN

Boundary wall. Lawned with established borders.

REAR GARDEN

Westerly aspect. Large terrace patio. Several steps leading to approximately 160ft plus feature garden with sub tropical planting, mature borders and screening. A wooden summer chalet and ornate pond. A really lovely outdoor space - "gardeners delight" !





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