





HOUSE AND SON

House and Son are delighted to be able to offer for sale this detached family house, positioned in the favoured Talbot Woods area. This detached family home offers generous sized accommodation throughout with four first floor double bedrooms, lounge, family room with vaulted ceilings, kitchen/breakfast room, gas fired central heating, modern fitted four piece bathroom and separate shower, double garage and mature lawned rear garden. The immediate local area supports shopping at Winton high street, good primary and secondary schools including Grammar, the prestigious West Hants tennis club/Meyrick Park and travel links to further afield.

ENCLOSED PORCH

Obscure tall double glazed windows with inset obscure double glazed door. Provision for shoes/coats etc. Tiled floor. Spacious reception area. Further panelled wooden front door with multi paned window complementing to side.

ENTRANCE HALL

16' 2" x 7' 4 plus recess" (4.93m x 2.24m)

A deep and wide reception hall with wood block flooring. Radiator. Recessed space understairs, potential for media station area. Recessed ceiling downlighters.



GROUND FLOOR WC

6' 1" x 3' 9" (1.85m x 1.14m)

Obscure double glazed window to side. Low level WC. Wall mounted wash hand basin. Radiator.

CLOSET

Walk in storage closet/storage.

LOUNGE

20' 9" x 12' 10" (6.32m x 3.91m)

Feature room with inset gas fire to chimney breast. Large multi paned double glazed window to front with outlook over deep lawned front garden. Wall light point. Wood block flooring. Radiator. Dividing double glazed French doors to family room.

FAMILY ROOM

20' 4" x 12' 4" (6.2m x 3.76m)

Vaulted ceiling with inset four velux style windows with electric opening and closing. A wonderful light airy room with direct access via bi-fold doors onto the lawned garden. Recessed ceiling downlighters. Radiator.

KITCHEN/DINER

22' 8" x 9' 10" (6.91m x 3m)

Two large double glazed windows to rear overlooking private lawned garden. Stainless steel sink unit and drainer mixer taps over. Kitchen cabinets finished in high gloss white. Fitted range of eye level units, feature range of complementing base units incorporating drawers, work top surfaces over. Part tiled walls, inset four ring electric hob with centralised over head chimney filter hood, double oven. Space for American size fridge/freezer with plumbing and storage cabinets either side. Provision for washing machine. Square arch to dining area. Radiator. Recessed ceiling downlighters. Part glazed door to outer lobby.

OUTER LOBBY

Tiled floors. Double glazed French doors to outside. Integral door into the double garage.

STAIRS TO FIRST FLOOR LANDING

Wooden stairs with hand rail and spindles. Part galleried landing, classic design with double glazed picture window to



front. Ideal study/media work from home space. Recessed ceiling downlighters.

BEDROOM ONE

13' 0" x 13' 0" (3.96m x 3.96m)

Double glazed window to rear with view over patio and lawned garden.

BEDROOM TWO

14' 4" x 9' 10" (4.37m x 3m)

Double glazed window to rear with view over patio and







lawned garden. Built in recessed double wardrobe. Radiator.

BEDROOM THREE

14' 10" x 13' 6 max" (4.52m x 4.11m)

Double glazed window to front. Radiator. Feature eaved ceiling. Built in double recessed wardrobe.

BEDROOM FOUR

12' 10" x 7' 6" (3.91m x 2.29m)

Double glazed window to front with view over lawned and established garden.

AIRING CUPBOARD

3' 8" x 3' 4 approx" (1.12m x 1.02m)

Located on first floor landing. Deep walk in closet with pre-lagged tank fitted immersion. Access to loft.

BATHROOM

9' 10" x 7' 10" (3m x 2.39m)

Obscure "high line " double glazed window to rear. Double ended bath, side panel, centralised taps over. Built in cabinets with drawers, storage, vanity display area mirror over. Inset wash hand basin. Low level WC. Shower enclosure with sliding glazed doors, fitted shower tray, fitted electric shower, fixed overhead shower. Tiled walls. Recessed ceiling downlighters.



OUTSIDE FRONT

Low boundary wall. Lawned garden, established borders to front and side. Pathway to side of with 6ft gate accessing to rear garden. Front garden is deep and wide.

DRIVEWAY

Wide entry point. Parking for several vehicles leading to double garage.

DOUBLE GARAGE

17' 2" x 15' 0" (5.23m x 4.57m)

Power opening double garage door. Wall mounted gas fired boiler. Utilities area. Space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer.

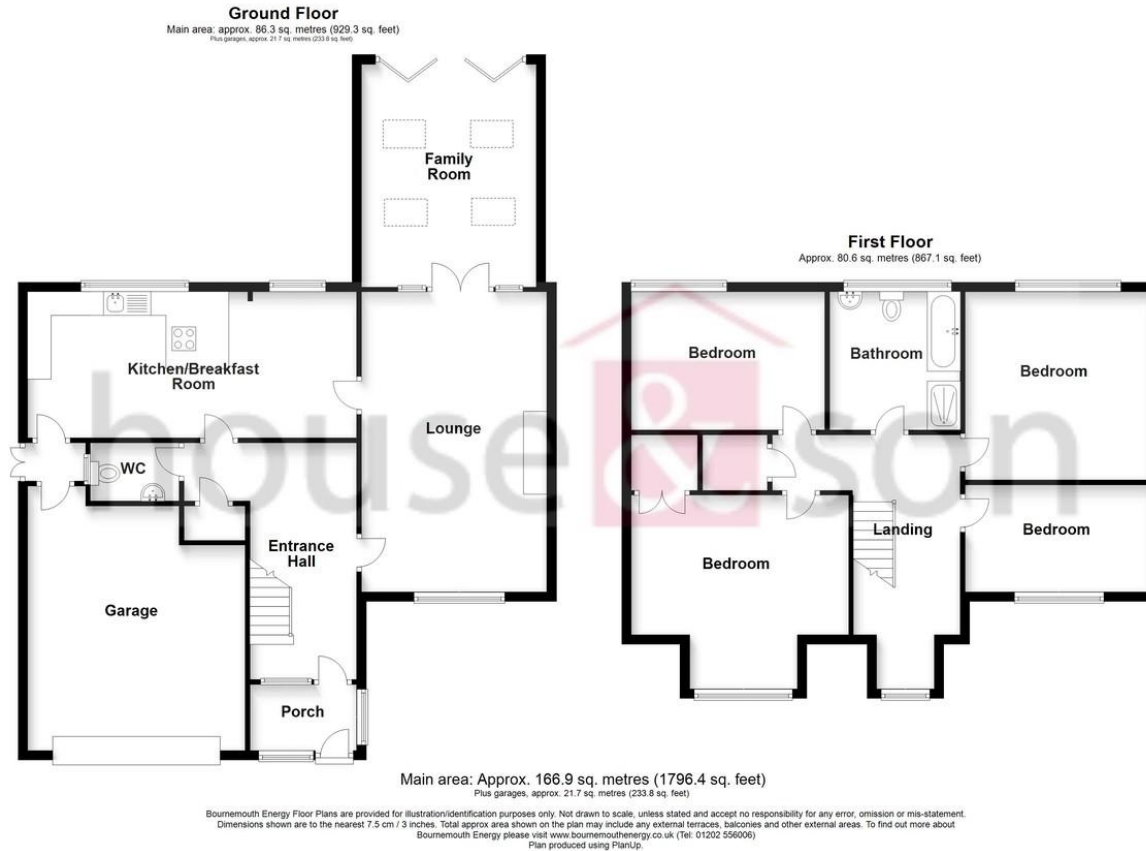
REAR GARDEN

Approximately 60ft depth x 32ft width approximately. A good size family garden, patio abuts the rear of the property. The remaining garden is lawned with fence enclosures. Established borders. Outside lighting and power point. Outside tap. A private and inviting space.

AGENT'S NOTE

New weather boarding to front.
Recent electrical fuse board installation.
Recent boiler installation.
Recent bi-fold doors installation and pitched vaulted roof.
All the fascia's done.
New fencing in the rear garden.
The patio was installed in 2020.
Garage door 2019.

The above listed items have been carried out 2019-2021 by sellers. These items should be verified by your legal representative.



10/05/2023, 12:31

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

Energy performance certificate (EPC)

47 Stirling Road BOURNEMOUTH BH3 7JH	Energy rating C	Valid until: 9 May 2033 Certificate number: 0340-2400-3250-2697-7685
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Property type
Detached house