





HOUSE AND SON

House and Son are delighted to be able to offer for sale this family detached house situated within the popular Winton Banks location. Local shopping at hand, good choice of primary and secondary schools including Grammar, recreational parks and travel links to further afield. This three bedroom detached house has well planned accommodation comprising of 24ft lounge/diner, kitchen/breakfast room with central island, ground floor cloakroom, sun lounge, three first floor bedrooms, large family bathroom, driveway/off road parking and approximately 70ft plus private rear garden. Viewing comes highly recommended!

ENTRANCE PORCH

Composite panelled front porch door. Two double glazed windows. Provision for shoes and coats etc. Double glazed front door to lounge/diner.

LOUNGE/DINER

24' 0" x 12' 3 max" (7.32m x 3.73m)

An inviting space with two double glazed windows to front aspect. Wall light points. Radiator. TV aerial connection point. Archway to dining area.



DINING AREA

Double glazed window to side. Understair recessed open planned storage/media station area. Radiator. Door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

16' 4 max" x 12' 3" (4.98m x 3.73m)

Double glazed window to side. One and half stainless steel sink unit and drainer. Extensive range of eye level fitted cabinets and base units finished in white incorporating drawers, square edge work top surfaces and part tiled walls.

Centralised island with breakfast bar area, complementing work top surface and storage drawers under. Integrated fridge/freezer, provision for Range cooker, chimney style filter hood over. Space and plumbing for washing machine, integrated dishwasher. Ceramic "French set" design tiled floor. Large walk in storage closet/pantry. Door to outer lobby: ceramic tiled floor. Double glazed patio doors accessing into conservatory.

GRUND FLOOR WC

Obscure double glazed window to side. Low level WC. Radiator.

CONSERVATORY/SUN LOUNGE

Full size double glazed windows to side with inset double glazed French doors access onto garden. Radiator. Tiled floor. Wall light points.

STAIRS TO FIRST FLOOR LANDING

A spacious reception landing, all principal rooms leading off. Radiator. Recessed ceiling downlighters. Access to loft.

BEDROOM ONE

12' 3" x 10' 10" overall size" (3.73m x 3.3m)

Two double glazed windows to front. Built in extensive wardrobes, bridging unit with bedside cabinets, space for Queens size bed. Radiator.

BEDROOM TWO

12' 5" x 9' 3" plus door recess" (3.78m x 2.82m)

Double glazed window to rear with outlook over private lawned rear garden. Radiator.

BEDROOM THREE

12' 6" back of walk in closet" x 6' 0" (3.81m x 1.83m)

Double glazed window to side. Radiator. Built in walk in



closet with hanging rail and storage. Airing cupboard, pre-lagged tank fitted immersion, pinewood shelving and storage.

BATHROOM

9' 0" x 6' 8" (2.74m x 2.03m)

Family bathroom, generous size with deep bath, side panel, bath filler tap. Built in shower with rising rail, shower, curtain and rail. Tiled walls. Bathroom furniture with inset wash hand basin, storage and enclosed cistern WC. Vanity display area. Heated towel rail. (Provision for storage or







potential for walk in shower). Wall mounted vanity mirror, heated towel rail. Recessed ceiling down lighters. Obscure double glazed window to side.

OUTSIDE FRONT

Red brick boundary wall, pathway to front door.

OFF ROAD PARKING

Block paved parking for one vehicle. Potential for driveway to extend through to rear garden.

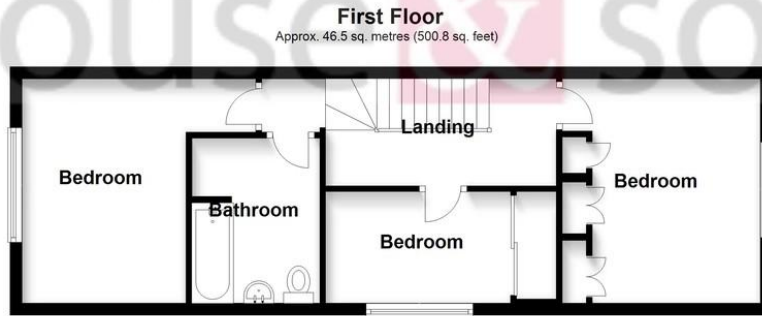
Agents note: with removal of porch, the driveway extends through into the rear garden. Driveway width approximately 7'2".



REAR GARDEN

Approximately 70ft plus depth with screen hedging and wall enclosures to boundaries. A private garden with sun deck and seating area. Brick BBQ. The remaining garden is lawned.





Total area: approx. 102.0 sq. metres (1098.2 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)

7 Melville Road
BOURNEMOUTH
BH9 2PL

Energy rating

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Valid until: 3 May 2033

Certificate number: 0360-2084-1250-2407-4605

Property type

Detached house