





HOUSE AND SON

House and Son are delighted to offer for sale this detached family house, situated on a good size corner plot in the favoured tree lined "The Grove" in Moordown. The local area supports good schools, local shopping, Redhill park and road travel links to further afield. This home has appeal to all from couples to extended families and retirement. The accommodation can be modified to form an annex or simply used for family living. This home boasts versatile accommodation based over two floors, comprising of entrance hall, ground floor WC, sitting room, 19'7" x 18'6" semi open plan living/dining room/kitchen, a work from home office/formal dining room/kids play room or potential bedroom five/annex. On the first floor, there is four double bedrooms, en-suite to master bedroom and four piece family bathroom. Externally, there is a south aspect rear garden and access to off road parking/garage space. Must be viewed to appreciate this beautiful home!

STORM SHELTER

UPVC double glazed and panelled front door.

ENTRANCE HALL

15' 1 plus recess" x 6' 1" (4.6m x 1.85m)

Feature "porthole" stained and leaded window to front. Communicating "L" shaped hallway.

GROUND FLOOR WC

Obscure double glazed window to side. Low level WC. Pedestal wash hand basin. Half tiled wall with mosaic border, tiled floor. Recessed downlighters.

LOUNGE

13' 0 into bay max" x 12' 0" (3.96m x 3.66m)

Bow bay double glazed window to front with view over private front garden. Feature "floating" style wooden display



mantle. Inset log burner with tiled hearth. TV aerial connection point. Radiator. Picture rail.

KITCHEN/DINER

19' 7" x 18' 6 overall size" (5.97m x 5.64m)

Feature room with double glazed French doors accessing directly onto private rear garden, complementing double glazed side panels.

KITCHEN AREA

Double glazed window to rear aspect overlooking lawned private garden to rear. One and half bowl enamelled "French style" sink with drainer to side, mixer taps over. Fitted range of "pinewood" effect cabinets comprising of fitted eye level units including glass fronted display. Part tiled walls, fitted complementing range of base units incorporating drawers, square edge work top surfaces over, under cabinet lighting. Built in double oven, integrated fridge/freezer, further integrated under counter freezer. Space and plumbing for washing machine/tumble dryer, dishwasher. Inset four ring gas hob with concealed cooker filter hood over. "Wrap around" breakfast bar. Panelled double glazed door to side.

DINING AREA

Double glazed French doors with direct access onto rear garden. "Wrap around" breakfast bar extends into the dining area. Two radiators. A bright light and airy space ideal for family and guests dining. Archway to formal dining room/study/work from home.

FORMAL DINING/STUDY/WORK FROM HOME

11' 9" x 10' 3" (3.58m x 3.12m)

Feature tall vaulted ceiling, inset velux style window. Recessed ceiling downlighters. Obscure double glazed window to side. Feature double glazed French doors with complementing side panels, direct access into rear garden.



GROUND FLOOR BEDROOM/PLAY ROOM

15' 7" x 10' 3 max" (4.75m x 3.12m)

Split level floor with double glazed French doors to front. Obscure double glazed window to side. Radiator.

Agents note: Formal dining room/work from home and ground floor bedroom/playroom has a stud partitioned wall which can be removed, if required, at purchaser's expense. Potential for ANNEX ACCOMMODATION (subject to BCP Council consent).







STAIRS TO FIRST FLOOR LANDING

Accessed via entrance hall. Stairs rising to first floor landing. Obscure leaded and stained glass window to side. Newel posts, hand rail and spindles. Picture rail. Access to loft. A communicating "L" shaped hallway with all principal rooms leading off.

MASTER SUITE

15' 6 to back wardrobe recess" x 10' 10" (4.72m x 3.3m)

Double glazed window to front with view over tree lined road, obscure double glazed window to side. Picture rail. Recessed ceiling downlighters. Radiator. TV aerial connection point. A room with a view! Built in wardrobes with hanging rail/storage. Inset door to "Narnia" en-suite.

EN-SUITE

8' 6" x 5' 0" (2.59m x 1.52m)

Corner quadrant shower with sliding doors. Inset shower attachment, rising rail. Tiled walls. Pedestal wash hand basin. Low level WC. Recessed vanity display area with inset lighting. Recessed ceiling lights. Heated towel rail. . Obscure double glazed window to rear.

BEDROOM TWO

13' 4 into bay" x 11' 4 to back of wardrobe" (4.06m x 3.45m)

Double glazed bow bay window to front with outlook over tree lined road, further original leaded and stained glass window to side. Radiator. Built in wardrobe furniture and dressing table vanity display area.

BEDROOM THREE

10' 5 plus recessed wardrobe" x 9' 5" (3.18m x 2.87m)

Double glazed window to rear with outlook over lawned private garden. Large built in two door wardrobe. Radiator. Picture rail.

BEDROOM FOUR

9' 2" x 6' 9" (2.79m x 2.06m)

Box bay window to front. View over tree lined "The Grove". Radiator.

BATHROOM

8' 9" x 7' 7" (2.67m x 2.31m)

Obscure double glazed window to rear. Bath with tiled edge and tongue and groove side panelling, taps over. Built in shower with hedged glazed door, fitted shower tray, tiled walls, inset shower with shower attachment and rising rail. Feature "glass block" window to side. Pedestal wash hand basin. Low level WC. Built in open cabinet for general items, enclosed lower storage. Radiator. Dado rail. Part panelled walls. Tiled floor. Recessed ceiling downlighters.

REAR GARDEN

Enveloping red brick boundary wall, front to The Grove and to Barrie Road with fence on top and hedge screening to the front. Outside lighting. Rear garden is south easterly aspect. Outside power points, shed with electric power supply. Timber decking abuts rear of the property. The remaining garden is lawned with mature borders.

OUTSIDE

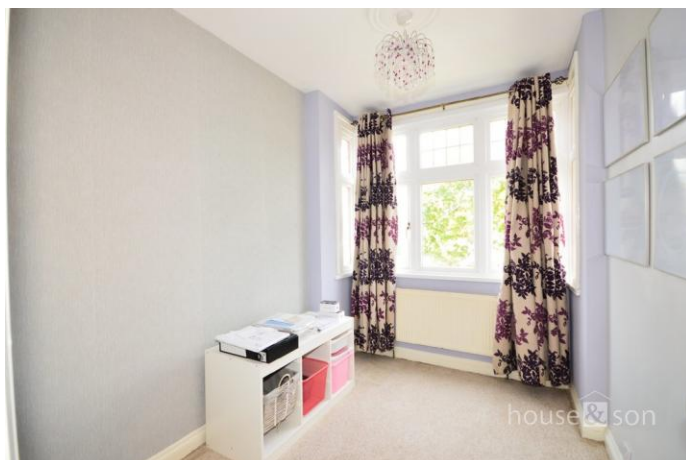
Dual opening 6ft gates from Barrie Road.

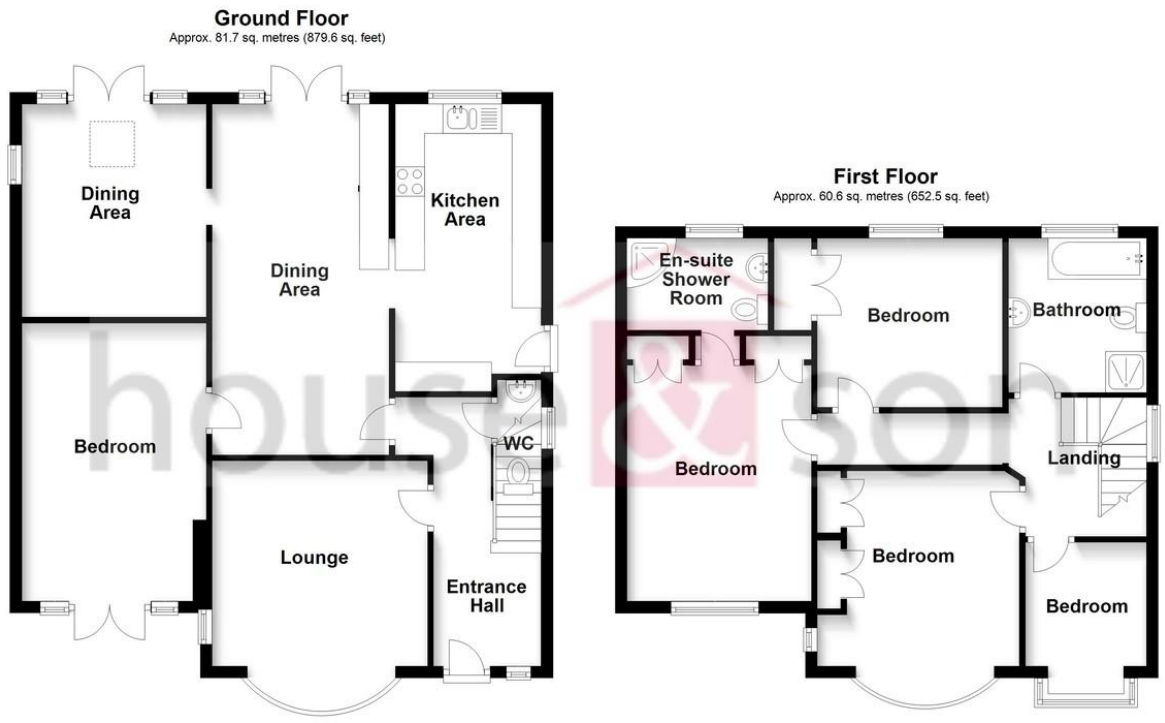
DRIVEWAY

Parking for two vehicles tandem style. Access via Barrie Road.

GARAGE

Hard standing for garage.





Total area: approx. 142.3 sq. metres (1532.1 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) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

49 The Grove BOURNEMOUTH BH9 2TS	Energy rating D	Valid until: 13 May 2033 Certificate number: 2637-5725-5200-0017-6296
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Property type
Detached house

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.