







## HOUSE AND SON

House and Son are delighted to be able to offer for sale this character detached home in the favoured "Royal Avenues" at Moordown, Bournemouth. The local area supports a good choice of primary and secondary schools including Grammar, local high street shopping, recreational parks and road travel links to further afield. This family home retains a wealth of features including the entrance vestibule, open fire, feature original flooring, stairwell newel posts, a clever finish of old and modern, with the well appointed shaker style kitchen, bathroom and Pavilion style conservatory. This home is truly not to be missed! Viewing comes highly recommended!

### FEATURE ENTRANCE VESTIBULE

9' 1" x 4' 0" (2.77m x 1.22m)

A charming entrance vestibule with original coloured glass and wooden porch door with leaded light insert glazing. Feature floor tiles. Original wooden and glazed front door to entrance hall.

### ENTRANCE HALL

14' 9 plus recess to side" x 7' 0" (4.5m x 2.13m)

A spacious reception hall, wide and deep. Stripped original wooden floors. Picture rail. Tall height ceilings. A character space with feature stairwell, original newel posts and hand rail.

### GROUND FLOOR WC

Double glazed window to side. Low level WC. Wall mounted wash hand basin. Feature wooden floor.





## LOUNGE

14' 6 into box bay" x 12' 0" (4.42m x 3.66m)

An elegant room. Double glazed box bay window to front. Tall height ceilings. Open ornate fireplace with display mantle surround and step up stone hearth. Radiator. Picture rail. TV aerial connection/media point. Ornate ceiling.

## DINING ROOM

12' 5" x 10' 6 max" (3.78m x 3.2m)

An inviting room with dual opening French doors into Pavilion style conservatory. Radiator. Picture rail. Tall ceilings.

## KITCHEN

15' 7" x 8' 6 max" (4.75m x 2.59m)

Dual aspect double glazed windows to side and rear, feature archway to rear, accessing directly into the conservatory. The kitchen area contains the similar "character feel" to this individual home. Single bowl enamel sink with drainer and mixer tap over. Fitted range of "shaker style" eye level cabinets, travertine stone part tiled walls and splashback. Complementing range of fitted base units incorporating open corner shelving and drawers. Inset double oven, inset four ring gas hob, chimney style filter hood over. Space and plumbing for washing machine, space and plumbing for dishwasher. Space for oversized fridge/freezer. Radiator. Wall mounted gas fired boiler. Feature chimney breast with recessed space for kitchen trolley/preparation. Wood effect flooring which is continuous through into the Pavilion style conservatory.

## PAVILION STYLE CONSERVATORY

11' 8" x 11' 0 approx" (3.56m x 3.35m)

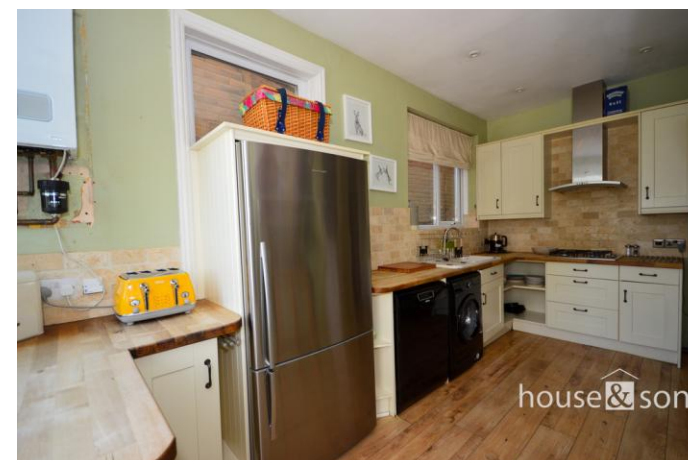
A really lovely space with pitched glazed roof and full length double glazed panelled window, dual opening double glazed French doors. Ideal as additional lounging or dining room



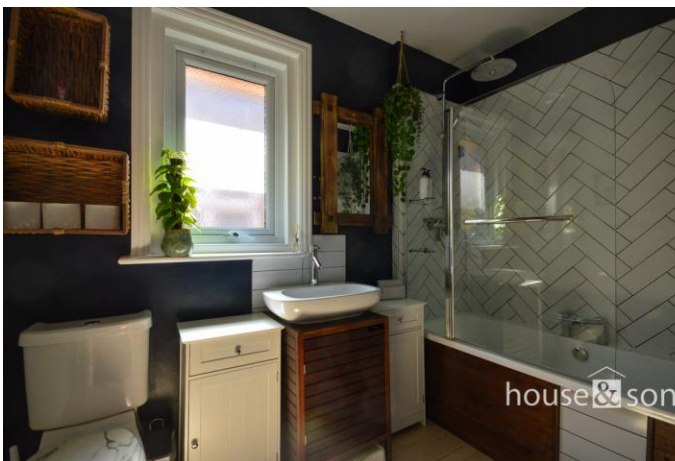
with views over well appointed patio and lawned garden, Feels as though you are within the garden. Bright and airy. Wood effect flooring. Radiator.

## STAIRS TO FIRST FLOOR LANDING

An impressive original stairwell with "end turned step", newel posts and hand rail, stairs to first floor landing. Double glazed window to side. All principal rooms accessed from the reception landing.











### **BEDROOM ONE**

**14' 6 inc door recess" x 11' 3" (4.42m x 3.43m)**

Box bay double glazed window to front with view over tree lined road. Radiator.

Agent's note: Blocked screened door to bedroom four.

### **BEDROOM TWO**

**12' 5" x 10' 4 max" (3.78m x 3.15m)**

Double glazed window to rear with a wonderful view over the private landscaped garden to rear. Feature exposed brick chimney breast complemented by the original pinewood floor. Radiator.

### **BEDROOM THREE**

**9' 7" x 8' 8" (2.92m x 2.64m)**

Double glazed window to rear with a delightful view over the private lawned garden with covered seating pergola to rear. Radiator.

### **BEDROOM FOUR**

**7' 0" x 6' 3" (2.13m x 1.91m)**

Double glazed window to front.

### **BATHROOM**

**9' 0" x 5' 8" (2.74m x 1.73m)**

Finished in character style three piece suite. Bath with tongue and grooved side panel. Double ended bath with centralised taps, shower screen to side, built in shower with fixed over head and further hand held shower. "Chevron" tiled walls. Vanity unit with set wash hand basin, mixer tap over, tiled splashback. Low level WC. Radiator. Obscure double glazed window to side. Access to loft.

### **OUTSIDE FRONT**

Original low level boundary wall.

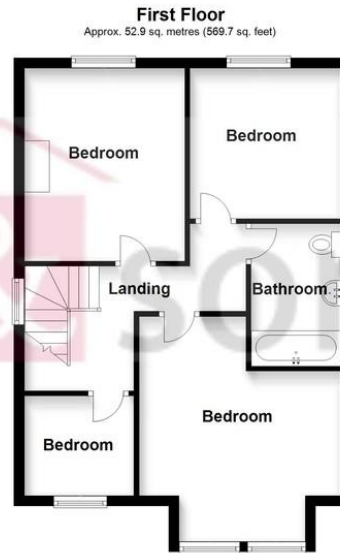
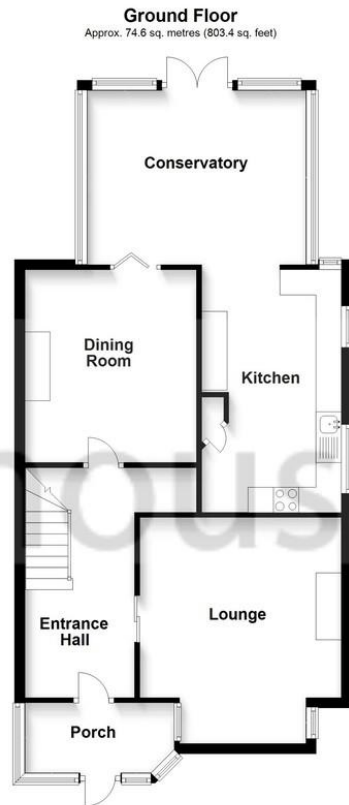
### **OFF ROAD PARKING**

Wide access point, provision for vehicle parking. 6ft Gated access to side.

### **REAR GARDEN**

An extremely well presented garden with benefit of "French set patio" stones abutting conservatory, lawned garden with further "pond" water feature, raised timber decking and entertaining area, pergola Pavilion to rear. The boundary is with mature screening to rear. Outside lighting, outside tap.





Total area: approx. 127.6 sq. metres (1373.1 sq. feet)

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## Energy performance certificate (EPC)

8, Coronation Avenue  
BOURNEMOUTH  
BH9 1TN

Energy rating

**E**

Valid until: 13 May 2024

Certificate number: 8784-7225-2350-7314-4996

Property type

Detached house