



Calvin Road

Bournemouth, BH9 1LW

Guide Price £370,000

- Edwardian Detached Home
- 18'6" x 12'10" Modernised Kitchen/Diner
- Direct Access onto Private Rear Garden
- Separate Feature Lounge
- Three Double Bedrooms
- Driveway to Side/Carport
- Good School Catchments
- Highly Recommended



HOUSE AND SON

House and Son are delighted to be able to offer for sale this detached Edwardian house located in the sought after Winton location. Within close proximity are a good choice of top Primary and secondary schooling, recreational parks, shopping and travel links to further afield. This detached home offers entrance hall, scope for ground floor WC, separate feature lounge, heart of the house kitchen/diner with direct access onto dining/entertainment terrace with view over the lawned wall and fence enclosed private garden. There is an abundance of natural light through out this home. Complementing this lovely home is off road parking and driveway/carport to side. Highly recommended! Not to be missed!

ENCLOSED PORCH

10' 0 max" x 2' 0" (3.05m x 0.61m)

Dwarf walling, double glazed windows, double glazed door to enclosed porch. Tiled floor, provision for shoes/coats etc. Composite light sage front door to entrance hall.

ENTRANCE HALL

12' 1" x 6' 1" (3.68m x 1.85m)

Communicating hallway. Radiator. Picture rail.

UNDERSTAIR STORAGE

General storage. Window to side.

Agent's note: Potential for ground floor WC.

LOUNGE

14' 5 max into bay" x 12' 1" (4.39m x 3.68m)

Double glazed bay window to front. Tall ceilings, original coving. Fireplace surround with step up stone hearth inset gas fire. TV aerial connection point. Original pinewood flooring.

KITCHEN/DINER

18' 6 max" x 12' 10" (5.64m x 3.91m)

A really inviting space with double aspect for natural light.

KITCHEN AREA

Double glazed window to rear with view over private timber terrace and lawned garden. Further double glazed window to side. Modern fitted kitchen cabinets finished in a "soft cream". Twin circular stainless steel sink with mono block taps over, circular drainer. Fitted eye level units, complementing fitted base units, incorporating drawers, roll top work surfaces over. Upstand splashback, inset five ring gas hob, chimney style filter hood over. Built in double oven with storage above and below. Integrated dishwasher and washing machine. Space for fridge/freezer. LED downlighters. Cabinet concealing combination boiler. Square arch to dining/entertainment area.

DINING/ENTERTAINMENT AREA

Feature room, direct access via dual opening doors onto timber entertainment terrace and garden. Radiator. Oak effect floor covering "flowing" between the kitchen and dining area.

STAIRS TO FIRST FLOOR LANDING

Accessed via entrance hallway. Newel posts, hand bannister, double glazed window to side. First floor landing. Access to loft. Picture rail.

BEDROOM ONE

14' 5 max into bay" x 12' 0 max" (4.39m x 3.66m)

Double glazed bay window to front. Picture rail. Bright and airy space. Radiator. Built in two door wardrobe.

BEDROOM TWO

12' 10" x 7' 8" (3.91m x 2.34m)

Double glazed window to rear with view over the rear garden. Radiator. Built in three door white wardrobe with full length mirror.

BEDROOM THREE

10' 6" x 9' 4" (3.2m x 2.84m)

Double glazed window to rear with view over the private timber terrace and lawned garden. Radiator.

BATHROOM

Tiled walls, tiled floor. Obscure double glazed window to front. Bath, side and end panels, mixer taps over with hand held shower attachment, shower with control and rising rail, shower screen to side. Fitted thermo "T" bar. Corner pedestal wash hand basin. Low level WC. Extractor fan. Recessed downlighters. Heated towel rail.

OUTSIDE FRONT

Low boundary wall with wrought iron railing.

OFF ROAD PARKING/CARPORT

Dual opening wrought iron gates. Driveway to side, dual opening 6ft gates. Driveway/carport extending through to rear garden.

REAR GARDEN

Private outlook. A good size timber decking entertainment terrace with balustrade rail enclosures. Several steps leading to lawned private garden, wall and fence enclosures offering a high degree of privacy. Outside power lights.





Total area: approx. 91.2 sq. metres (981.6 sq. feet)

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Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

06/06/2023, 11:06 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK
Energy performance certificate (EPC)

58 Caber Road BOURNEMOUTH BH9 1LW	Energy rating D	Valid until: 14 May 2033 Certificate number: 0350-2600-1250-2797-2671
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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 are 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