







## **HOUSE AND SON**

House and Son are delighted to be able to offer for sale this well appointed two double bedroom semi detached house situated in the enviable location of Ensbury Park. In the immediate location are good primary and secondary schools including Glenmoor and Winton Grammar Streaming. The area support local shopping and recreational parks. An ideal home for all. Rarely available. Not to be missed!

## **STORM PROOF SHELTER**

Composite front door with glass insert.

## **ENTRANCE HALL**

**6' 7" x 5' 6 max to front of stairs" (2.01m x 1.68m)**

Feature floor. Access to all principal rooms leading off. Radiator. UPVC double glazed window, natural light.

## **GROUND FLOOR WC**

**4' 7" x 3' 4" (1.4m x 1.02m)**

Spacious cloakroom room. Modern suite comprising of low level WC, wall mounted wash hand basin, radiator, complementing flooring, extractor fan.

## **LOUNGE**

**12' 6" x 11' 4" (3.81m x 3.45m)**

A room with a view. Vantage view over westerly aspect lawned private garden. Double glazed French doors with matching double glazed side panels accessing directly onto private patio and lawned garden. Radiator with decorative cover. TV media connection point. Recessed ceiling downlighters. A room with an abundance of natural light.



## **KITCHEN/BREAKFAST ROOM**

**12' 0" x 11' 5" (3.66m x 3.48m)**

"The heart of the home". A really inviting space with double glazed picture window to front enjoying an easterly sunny aspect. One and half bowl stainless steel sink unit and drainer, mixer taps over. Fitted range of kitchen cabinets finished in a "soft cream" colour. Fitted range of eye level units with several glass fronted displays. Complementing range of base units incorporating drawers, roll top work surfaces over. Part tiled walls. Recent installation of four ring gas hob and double oven, concealed cooker filter hood over. Integrated fridge/freezer. Space and plumbing for washing machine, space and plumbing for slim line dishwasher. Wall mounted combination boiler serving central heating and hot water. Space for a good size dining table and four chair set. Complementing flooring. Coved ceiling.

## **STAIRS TO FIRST FLOOR**

Stairs to first floor landing accessed via entrance hall. Thermostatic control. Radiator. Access to loft. Timber balustrade hand rail with spindles. All rooms are accessed from this landing reception area.

## **BEDROOM ONE**

**12' 0" x 10' 10" (3.66m x 3.3m)**

Double glazed window to front with view over easy maintenance front garden and Ensbury Avenue. Radiator. TV aerial connection point. Full length mirrored three door large wardrobe.









### **BEDROOM TWO**

**12' 6 max into bay recess" x 11' 4 back to wardrobes"**  
**(3.81m x 3.45m)**

Double glazed bay window to rear with view over cul-de-sac and westerly aspect garden. Built in large mirrored fronted full length sliding doors wardrobe. Radiator. Feature ceiling.

### **BATHROOM**

**7' 10" x 5' 2" (2.39m x 1.57m)**

vaulted ceiling with Velux style window, southerly aspect, natural light illumination. Tall feature ceilings. "P"-shaped shower/bath with side shower screen. Tiled wall with inset bath filler taps over bath/shower with fixed shower head and hand hold shower attachment. Modular vanity unit with two drawers, wash hand basin over with mono block mixer tap over. Low level WC. Heated towel rail. Tiled walls to bath area. Extractor fan.

### **GARAGE**

**18' 0 roller power door approx" x 9' 5" (5.49m x 2.87m)**

Pitched roof. Electrical up and over garage door. Power and lighting. Storage into pitch of roof rafters. Personal access door to westerly aspect garden.

### **FRONT GARDEN**

Neat hedging, gravelled easy maintenance. Outside tap.

### **REAR GARDEN**

Westerly aspect, sunny all day round with patio abutting French doors. Pathway to side, personal door to garage. The remaining garden is lawned. 6ft timber gate. Outside light. Outside double power point.

### **DRIVEWAY**

Communal shared leading into cul-de-sac.

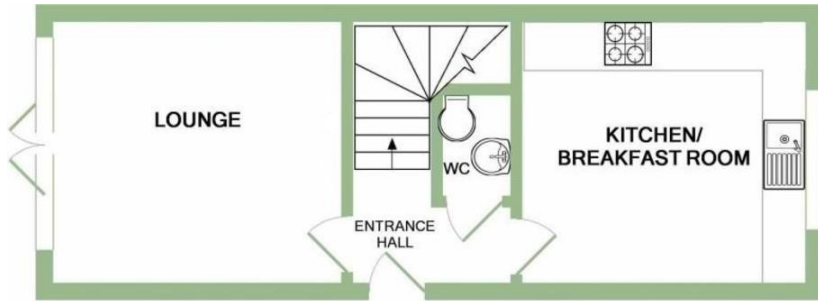
### **VISITORS PARKING**

There are visitor parking spaces.

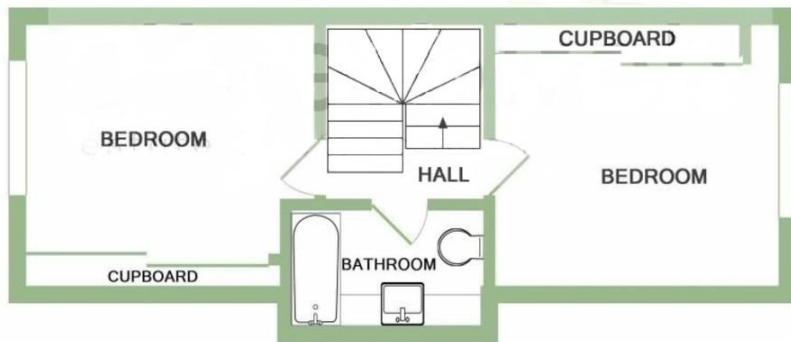
Agent's note: Each household enjoys the benefit of guest parking permits.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Energy performance certificate (EPC)

1 Glenmoor Gardens BOURNEMOUTH BH10 4FE	Energy rating <b>C</b>	Valid until: 3 July 2033 Certificate number: 0330-2944-9230-2207-8825
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Property type  
Semi-detached house