





HOUSE AND SON

House and Son are delighted to offer for sale this detached and modernised four bedroom chalet bungalow in the ever popular Ensbury Park location, being within close proximity to good primary and secondary schools, recreational area, shopping and travel links to further afield. A striking feature is a very spacious entrance hall and lounge with access onto westerly aspect, Pavilion style double glazed conservatory with the charming overview of the private lawned established garden. The property boasts four double bedrooms, study/utility, bathroom and two separate WC's (one on each floor). The aspect is east to west, affording a well illuminated home. Further benefits of driveway to single detached garage. Motivated seller. A well appointed home seeking a new owner! Highly recommended.

RECESSED PORCH

Composite front door.

ENTRANCE HALL

12' 9" x 8' 7 plus front door and stairwell recess" (3.89m x 2.62m)

A spacious wide and deep entrance hall with tall ceilings. All principal rooms leading off.

UTILITY/STUDY ROOM

7' 8" x 3' 4" (2.34m x 1.02m)

Currently used as a study and storage. Radiator.

LOUNGE

11' 10" x 11' 0" (3.61m x 3.35m)

Feature fireplace with wooden surround, tiled hearth display mantle, two small obscure windows to side. Picture rail. TV media point. A light and airy room with a westerly aspect. Double glazed patio doors accessing onto conservatory.



CONSERVATORY

11' 5" x 8' 7" (3.48m x 2.62m)

Dwarf walling, double glazed windows to side and rear with view. Pavilion style glazed roof. A really lovely room with a wonderful view over the westerly aspect lawned garden.

KITCHEN

11' 0" x 8' 10" (3.35m x 2.69m)

Dual aspect double glazed windows, inset double glazed door access to rear garden. One and half bowl sink with mixer taps over. Shaker style kitchen cabinets in a "soft cream" colour. Fitted range of eye level units, complementing base units incorporating drawers, work top surfaces over, part tiled walls. Space for cooker, tiled splashback, chimney style cooker filter hood over. Provision for washing machine, provision for slimline dishwasher. Wooden effect floor covering. Cabinet housing gas fired boiler. Integrated fridge and freezer. Recessed ceiling downlighters.

GROUND FLOOR BEDROOM ONE

13' 3 into bay" x 11' 0" (4.04m x 3.35m)

Double glazed bay window to front with view over landscaped gardens to front. Radiator. Picture rail. Natural coved ceiling.

GROUND FLOOR BEDROOM TWO

13' 3 into bay" x 11' 0" (4.04m x 3.35m)

Double glazed bay window to front with view over Dowlands Road. Radiator. A bright and airy room.

GROUND FLOOR BATHROOM

Tiled walls. Bath with mixer taps over, side panel. Shower screen to side, fitted electric shower. Vanity unit with inset wash hand basin. Storage. Radiator. Obscure double glazed window to side.



SEPARATE WC

Recently modernised with obscure double glazed window to side. Half tiled walls finished in grey. Low level WC. Recessed ceiling downlighters.

STAIRS TO FIRST FLOOR

Accessed via entrance hall. Understair storage. Double glazed window to side. Pine wood newel posts, hand rail and spindles. Easy tread stairs to first floor.





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FIRST FLOOR BEDROOM THREE

15' 0" x 10' 0" (4.57m x 3.05m) narrowing to 8' 8" (4.57m x 2.64m)

Double glazed window to side. Bright and airy room. Part eaved feature ceilings. Access to eaves. Radiator, Recessed ceiling downlighters.

FIRST FLOOR BEDROOM FOUR

15' 0" x 10' 0" (4.57m x 3.05m) narrowing to 8' 3" (4.57m x 2.51m)

Double glazed window to side. Southerly aspect. Feature part eaved ceilings. Access to storage/eaves. Recessed shelving. Radiator. Recessed ceiling downlighters.

FIRST FLOOR SEPARATE WC

Low level WC. Corner wall mounted wash hand basin.

FRONT GARDEN

Landscaped feature gardens with mature shrubs.

DRIVEWAY

Driveway to side, approximately 45ft length, leading to garage.

GARAGE

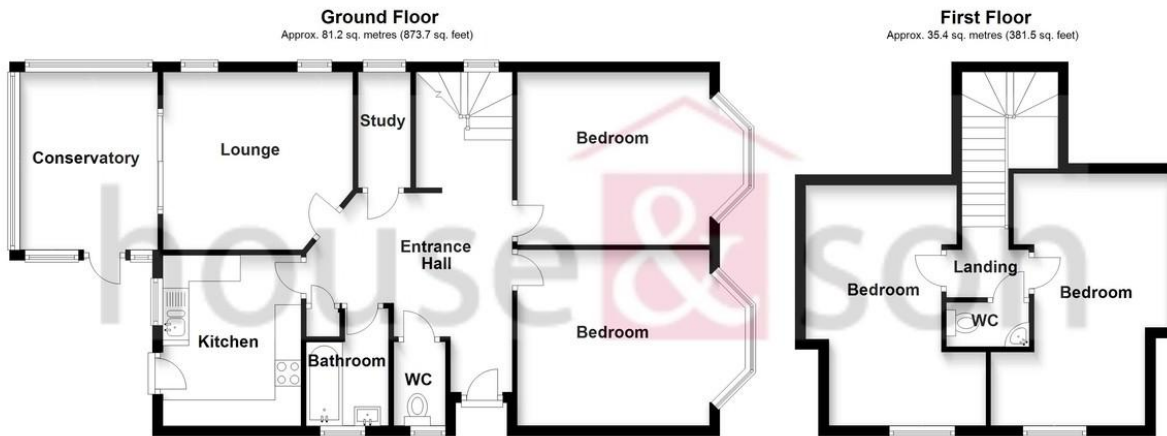
Single detached garage, up and over door, personal access door and window to side.

REAR GARDEN

A truly lovely and bright westerly aspect rear garden, with seating area abutting conservatory/rear of chalet/bungalow. Several steps leading to a good size lawned and mature shrub garden, screening hedge to rear. Outside tap.

Agent's note: The rear garden goes beyond the hedge shown in photo's.





Total area: approx. 116.6 sq. metres (1255.2 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 595006). Plan produced using PlanUp.



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Energy performance certificate (EPC)

16 Dowlands Road BOURNEMOUTH BH10 5LG	Energy rating D	Valid until: 21 June 2033 Certificate number: 3237-2826-1200-0882-7222
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Property type
Detached house