





## HOUSE AND SON

We are delighted to have received instructions to market this stunning 3-4 bedroom detached family home, located in the popular Moordown area. The property was comprehensively renovated some 3 years ago, has been improved by its current owners and now provides contemporary living. The heart of the home is the open planned living area to the rear, which measures 19' 4" x 11' 11", and has direct access onto the south facing garden via the bi-fold doors, which extend the width of the room. The kitchen area features a range of base and wall mounted units, integrated appliances and an island. This resplendent room is made complete by a roof lantern, which bathes it in natural light.

In addition to the open planned living area, on the ground floor, there is a lounge/bedroom 4, second reception room, with French door accessing the open planned living area, ground floor shower room and utility cupboard. On the first floor are three good sized bedrooms, contemporary family bathroom and access to the loft. The loft has been insulated to current regulations and is fully boarded.

Externally to the front is off road parking and driveway to the side, laid to tarmac, with double gates providing direct access to the south-facing garden. The garden has a sandstone patio area that abuts the rear of the property, a perfect entertainment space, complimenting raised flower beds and pathway to the garden room. The garden is fence enclosed with the remainder laid to lawn. There is also a hidden storage shed located behind the garden room. The garden room boasts its own patio area to the front, is fully double glazed and insulated, with water and electric. A very versatile space that is ideal for larger families, those working from home or those needing a hobbies room.



### **ENTRANCE**

A traditional recessed porch. Composite front door, with obscure windows to sides, leads to

### **ENTRANCE HALL**

Understair cupboard housing "Glow Worm" combination boiler serving central heating and hot water. Further cupboard housing fuse board, UPVC double glazed side panel.

### **SITTING ROOM/BEDROOM FOUR**

**13' 9" into bay" x 12' 1" (4.19m x 3.68m)**

UPVC double glazed bay window to front, radiator, ornate coved ceiling.

### **LIVING ROOM**

**12' 7" x 10' 1" (3.84m x 3.07m)**

Smooth ceiling, radiator, French doors to

### **DINING/FAMILY ROOM/KITCHEN**

**19' 4" x 11' 11" (5.89m x 3.63m)**

3.6 meter bi-fold doors to southerly aspect rear garden, glazed sky light. One and half sink unit inset roll top work surfaces with high gloss finish base units, integrated dishwasher, integrated fridge/freezer, stainless steel effect electric oven, four ring gas hob, extractor canopy above, tiled splashback, stainless steel splashback, matching wall mounted units with downlighters, centre island with high gloss finish base units with roll top work surfaces above, inset pop up power block. Oak effect floor. Radiator, recessed downlighters. UPVC double glazed window to side.



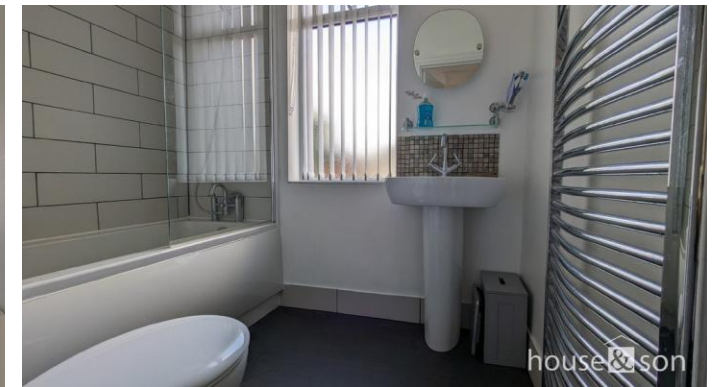
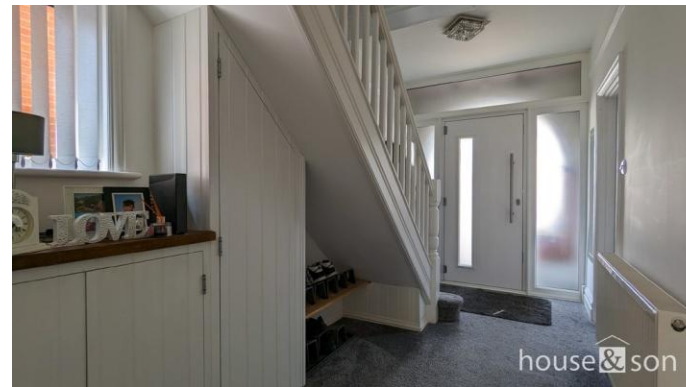
### **UTILITY ROOM**

Space and plumbing for washing machine and tumble dryer, tiled floor, heated chrome towel rail, extractor fan.

### **GROUND FLOOR SHOWER ROOM**

Suite comprises walk in double tray, built in shower, built in shower over with hand held shower attachment and oversized head, pedestal wash hand basin, low level WC, chrome heated towel rail, part tiled walls, tiled floor, extractor fan.







### **STAIRS TO FIRST FLOOR LANDING**

UPVC double glazed window to side, hatch to loft, picture rail.

### **BEDROOM ONE**

**13' 9 into bay" x 12' 1" (4.19m x 3.68m)**

Radiator. UPVC double glazed bay window to front.

### **BEDROOM TWO**

**12' 7" x 10' 0" (3.84m x 3.05m)**

Radiator. UPVC double glazed window to rear.

### **BEDROOM THREE**

**9' 0" x 9' 0" (2.74m x 2.74m)**

UPVC double glazed window to rear. Radiator. Picture rail.

### **BATHROOM**

White suite comprises panelled bath with mixer shower attachment, pedestal wash hand basin, low level WC, chrome heated towel rail/radiator. UPVC double glazed frosted window to front, part tiled walls, extractor fan.

### **LOFT**

Accessed via folding loft ladder, insulated to current regulations, boarded throughout.

### **FRONT GARDEN**

Mainly laid to tarmac providing off road parking. Low brick boundary wall.

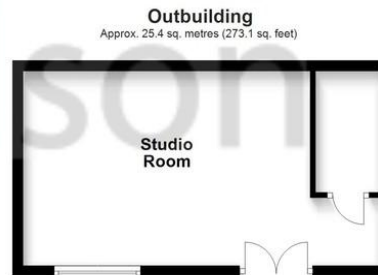
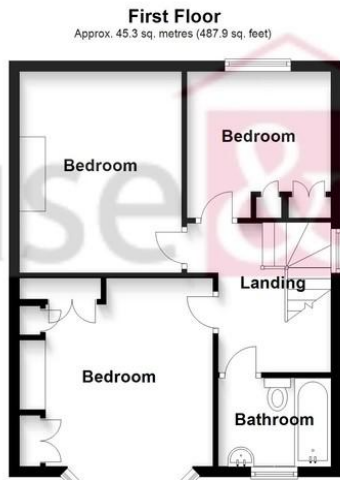
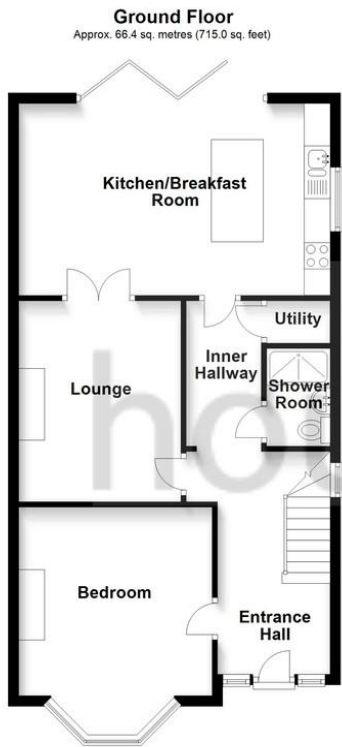
### **REAR GARDEN**

Sand stone patio area abuts the property with complementing raised borders around the lawn with pathway leading to the garden room through, further patio area abutting the summer house, hidden storage shed behind. Driveway and further storage to the side of the house. Fence enclosed.

### **GARDEN ROOM**

Fully double glazed and insulated, with own electrical supply with consumer unit. An ideal space for a home office, hobbies/games room or an occasional room.





Total area: approx. 137.1 sq. metres (1476.0 sq. feet)

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## Energy performance certificate (EPC)

27, Coronation Avenue  
BOURNEMOUTH  
BH9 1TW

Energy rating

**D**

Valid until: 24 July 2028

Certificate number: 2658-9043-7263-5898-3910

Property type

Detached house

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Dorset, BH9 2HH

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