



## Newmill Close

Bournemouth, BH10 5AT

Offers Over £300,000

- Semi Detached House Built in 2019
- 21ft Open Plan Living Room/Kitchen
- Luxury Bathroom and Ground Floor WC
- Two Double Bedrooms
- Off Road Parking
- Private Rear Garden
- Cul-De-sac Location
- Good School Catchments



## HOUSE & SON

We are delighted to have received instructions to market this spacious two double bedroom, modern semi-detached property built in 2019. With a total area of 774 sq. ft, remainder of the builder's warranty, allocated off-road parking and nestled within a quiet cul-de-sac, this property is an ideal purchase for a first-time buyer.

The heart of the home is the open planned living area, which is an impressive 21'3 x 14'5, providing ample space for living and dining in addition to the kitchen area. The kitchen area features a range of fitted base and wall-mounted units housing integrated appliances, the concealed gas fired combination boiler, serving the central heating and hot water, and leaving ample additional storage space.

The rooms primary feature is the UPVC double glazed, sliding French doors, with outlook and access onto the private rear garden. Additionally, there is low-maintenance laminate flooring, further UPVC double glazed window to the side, a smooth plastered ceiling with recessed spotlights and a spacious understairs storage cupboard.

The remainder of the ground floor comprises the entrance hallway, accessed via the double glazed composite front door, reception hallway, cloakroom and stairs to first floor. All finished in the aforementioned low-maintenance laminate flooring and with smooth plastered ceilings.

The first floor comprises master bedroom with Velux windows to the rear and further obscure UPVC double glazed window to the side, a second double bedroom with Velux window to front and obscure UPVC double glazed window to the side. Both rooms have feature pitched ceilings that are smooth plastered and have recessed spotlights. In addition, there is a spacious modern family bathroom with three-piece suite, tiled flooring, tiled walls, obscure UPVC double glazed window to side and the first-floor landing with storage and further Velux window.

Externally, there is a picket fence enclosed front garden, with storage shed, lawns and a variety of mature planting, rear garden with patio area abutting the rear of the property and extending to a social area, lawn, side access and flower beds. The property is fully double-glazed, has gas fired heating and an EPC rating of 83 (B).

## ENTRANCE HALL

## GROUND FLOOR WC

5' 2" x 4' 3" (1.57m x 1.3m)

## LOUNGE

21' 3 max" x 14' 5" (6.48m x 4.39m)

## BEDROOM ONE

14' 1" x 9' 6" (4.29m x 2.9m)

## BEDROOM TWO

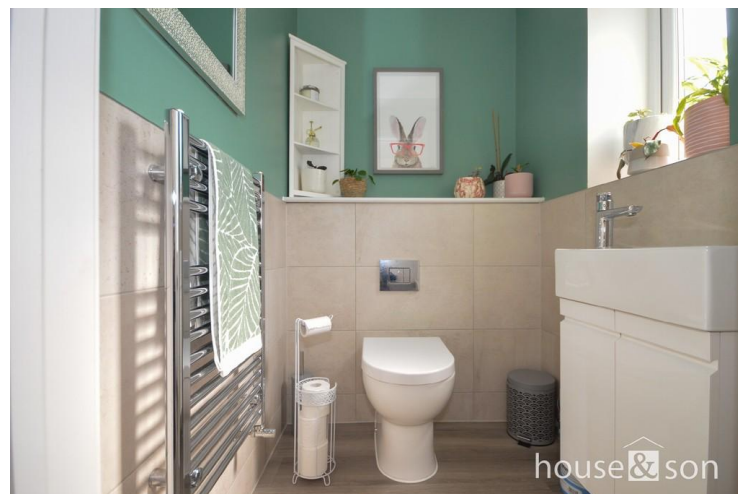
10' 9" x 9' 6" (3.28m x 2.9m)

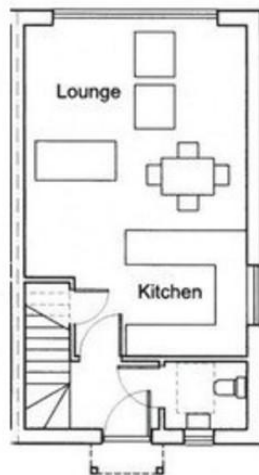
## BATHROOM

8' 10" x 5' 6" (2.69m x 1.68m)

## REAR GARDEN

## OFF ROAD PARKING





Ground Floor Plan



First Floor Plan

### COUNCIL TAX BAND

Tax band C

### TENURE

Freehold

### LOCAL AUTHORITY

Bournemouth Borough Council

30682023\_1524 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

3 Newmill Close Enbury Park BOURNEMOUTH BH9 5PA	Energy rating <b>B</b>	Valid until 18 July 2028	Certificate number 9567-3856-7408-8430-6465
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Property type  
Semi-detached house

### OFFICE

348 Wimborne Road  
Bournemouth  
Dorset  
BH9 2HH

**T:** 01202 244844

**E:** [winton@houseandson.net](mailto:winton@houseandson.net)

**W:** [www.houseandson.net](http://www.houseandson.net)

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