





HOUSE & SON

House & Son are delighted to be able to offer for sale this detached chalet bungalow in the ever-popular location of Winton. The local area supports a good choice of primary and secondary schools, including grammar, residential parks, shopping and travel links. The accommodation is versatile in its use. With a spacious "T" shaped entrance hall, snug, 21ft lounge/diner, ground floor bedroom three/occasional room, ground floor bathroom, kitchen/breakfast room, two first floor bedrooms and semi-en-suite bathroom. Externally, there is a generous lawned south-facing garden to the rear. Off-road parking to front for several vehicles and driveway to side leading to garage space (subject to planning permission). This home is offered with no forward chain!

STORM PROOF SHELTER

UPVC panelled door with circular double glazed insert.

ENTRANCE HALL

15' 5" x 9' 5" (4.7m x 2.87m)

"T"-shaped entrance hall. Double glazed window to side, provision for shoes/coats etc.

UTILITY CLOSET

Housing gas fired boiler and with plumbing for washing machine. Recessed ceiling downlighters.

SNUG

13' 0" x 11' 2" (3.96m x 3.4m)

Double glazed window to side. Radiator. TV connection point, two step square arch leading onto lounge/diner.



LOUNGE/DINER

21' 10" x 10' 3" (6.65m x 3.12m)

Two sets of double glazed patio doors with direct access onto lawned southerly aspect rear garden. Wall light points.

KITCHEN/BREAKFAST ROOM

12' 9" x 11' 8 max" (3.89m x 3.56m)

"L"-shaped. Dual aspect double glazed windows. Ceramic tiled floor. One and half bowl stainless steel sink unit and mixer taps over. Fitted range of eye level and base units incorporating drawers and roll top work surfaces over. Part tiled walls. Inset four ring gas hob with concealed cooker filter hood over and single electric combination oven. Integrated fridge/freezer, integrated washing machine, provision/space for dishwasher. Radiator. UPVC door access to side pathway.

GROUND FLOOR BEDROOM

THREE/OCCASIONAL ROOM

12' 10" x 10' 1" (3.91m x 3.07m)

Obscure double glazed window to side. Recessed closet. Radiator.

GROUND FLOOR BATHROOM

9' 3" x 5' 10" (2.82m x 1.78m)

Dual aspect obscure double glazed windows. Ceramic tiled floor. Bath with side and end panels, mixer taps, shower over, curtain and rail. Low level WC. Pedestal wash hand basin. Radiator. Recessed ceiling downlighters.

STAIRS TO FIRST FLOOR LANDING

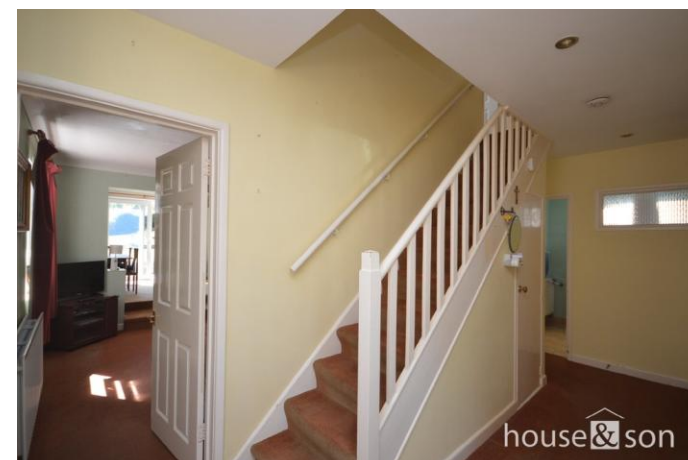
Accessed via entrance hall. Access to eaves/storage.



BEDROOM ONE

13' 0" x 12' 0" (3.96m x 3.66m)

Double glazed picture window with overview of the southerly aspect lawned garden. Radiator. Built in recessed two door wardrobe with complementing dressing table incorporating drawers. Two radiators. Further access into eaves/storage.







BEDROOM TWO

15' 3" x 6' 5" (4.65m x 1.96m)

Double glazed window to front. Built in wardrobe with sliding mirrored doors. Radiator.

EN-SUITE

Shaped eaved ceiling. Bath with side panel, mixer taps, shower attachment, shower curtain and rail, wall mounted wash hand basin. Low level WC. Part tiled walls.

OUTSIDE FRONT

Easy maintenance. Pathway to front door, gate to side.

DRIVEWAY

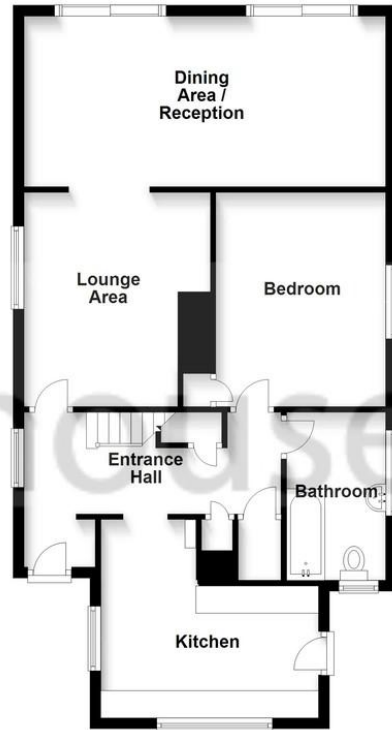
Driveway to side, dual opening wooden gate leading to garage space (stpp).

REAR GARDEN

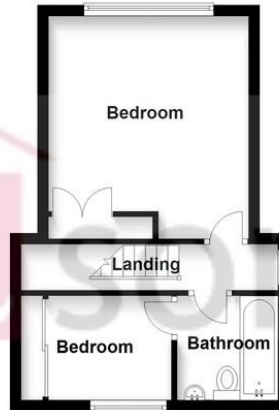
Southerly aspect, lawned with mature shrub borders. Various seating areas.



Ground Floor
Approx. 78.5 sq. metres (844.7 sq. feet)



First Floor
Approx. 29.1 sq. metres (313.4 sq. feet)



Total area: approx. 107.6 sq. metres (1158.0 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 556006)
Plan produced using PlanUp.



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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

67 Portland Road BOURNEMOUTH BH9 1NE	Energy rating D	Valid until: 6 August 2033
		Certificate number: 0633-3029-6208-0787-1204

Property type
Detached house