





HOUSE & SON

House & Son are delighted to be able to offer for sale this modern detached home, having been recently remodelled to form a stunning 22ft x 22ft max. "L"-shaped living room with 5.6 meters bi-fold doors with direct access onto SOUTH FACING rear garden. There is a further separate ground floor reception room/bedroom four/study. Complementing this property are three double bedrooms, ground floor WC, remodelled kitchen and family bathroom. Externally, there is a double carport to front, additional parking and good sized south facing garden to rear. A really lovely bright and airy home in the sought after Winton area benefiting from good primary and secondary schools. Highly recommended!



ENTRANCE

Step up to wooden front door with leaded and stained light insert detail.

ENTRANCE HALL

Entrance hall opens directly onto the open planned living room. Radiator. Understairs recess. Storage closet.

GROUND FLOOR WC

Obscure double glazed window to side. Low level WC. Wall mounted wash hand basin. Wooden effect flooring.

OPEN PLANNED LIVING ROOM

22' 9 max" x 22' 2" (6.93m x 6.76m)

"L"-shaped open planned living room with. Five pane, floor to ceiling bi-fold doors with view and access directly onto the South Facing rear garden. A lovely feature room, filled with abundance of natural light. TV media connection point. Recessed ceiling downlighters. The kitchen is modern, recently refitted with "clean lines" throughout. Stainless steel sink unit and drainer, mixer taps. Integrated five ring gas hob, cooker filter hood over. Stainless steel backing plate. Single electric oven. Fitted range of base units, incorporating drawers, square edge work top surface, upstands complementing the work top surface. Breakfast bar with storage under. Fitted eye level units. Space and plumbing for washing machine, space for fridge/freezer. Double glazed window to front. Recessed ceiling downlighters. Cabinet housing gas fired boiler.

GROUND FLOOR BEDROOM/OCCASIONAL ROOM/STUDY

Double glazed bay window to front. Radiator.





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STAIRS TO FIRST FLOOR LANDING

Double glazed window to side. Communicating landing with access to all rooms. Access to loft.

AIRING CUPBOARD

Pre lagged tank fitted immersion.

BEDROOM ONE

11' 6" x 11' 1" (3.51m x 3.38m)

Double glazed window to rear. Radiator. Southerly aspect, view over landscaped garden.

BEDROOM TWO

10' 9" x 10' 7" (3.28m x 3.23m)

Double glazed window to rear, with view over southerly aspect rear garden. Radiator.

BEDROOM THREE

11' 0" x 10' 3" (3.35m x 3.12m)

Double glazed window to front. Radiator.

BATHROOM

7' 5" x 7' 2" (2.26m x 2.18m)

Obscure double glazed window to front. A modern "clean look" with tiled effect panelled walls, with complementing side panel. Vanity unit with storage under and inset wash hand basin. Further vanity display plinth. Enclosed WC. Heated towel rail/radiator.

OUTSIDE FRONT

Low boundary wall. Pathway to front door.

OFF ROAD PARKING

Forecourt parking for several vehicles.

DOUBLE CARPORT

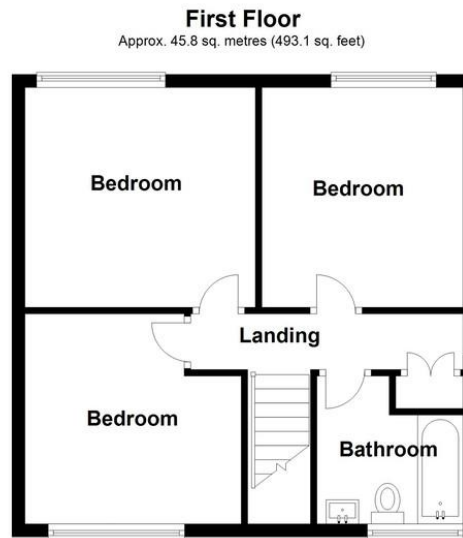
26' 0 length" x 13' 0 depth approx" (7.92m x 3.96m)

Timber construction. Power and lighting. Covered pathway leading to rear garden. Useful storage.

REAR GARDEN

Recently landscaped with a good size composite decking area to the rear of the property. The remaining garden is "lazy turf", easy maintenance and fence enclosed.





Total area: approx. 99.6 sq. metres (1072.2 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 556006)
Plan produced using PlanUp.



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Energy performance certificate (EPC)

87 Brassay Road BOURNEMOUTH BH9 1PR	Energy rating D	Valid until: 12 September 2033	Certificate number: 0137-6121-1300-0302-0296
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Property type
Detached house

Total floor area
100 square metres