



house & son

## Oak Gardens

Bournemouth, BH11 8TL

£325,000

- Detached Bungalow
- Two Double Bedrooms
- En-Suite to Master Bedroom and Family Bathroom
- Kitchen/Breakfast Room
- Front and Rear Gardens
- Driveway to Detached Garage
- Cul-De-Sac Location
- No Forward Chain



## HOUSE & SON

House & Son have been instructed to market for sale this charming, two-double bedroom, modern-build bungalow, nestled within the quiet cul-de-sac of Oak Gardens. The property benefits from a driveway to side, providing ample off-road parking, a secluded rear garden, detached brick-built garage, double glazing throughout, gas fired combination boiler, ample storage, including attic, and an en-suite shower room in addition to the family bathroom.

The property is well presented, with smooth plastered walls and ceilings throughout, a continuous machined wooden floor to the principal rooms, with the exception of kitchen and wash facilities, which are all tiled. The lounge diner has an outlook over the garden, via the UPVC double glazed French doors and the two bedrooms look out over the aforementioned quiet cul-de-sac.

The property is situated in a popular residential area, with local nature reserves, bus routes, retail spaces, allotments and recreation grounds all within walking distance. Prospective purchasers will be pleased to note that the property is offered with vacant possession and accordingly there is no forward chain. We anticipate a great deal of interest in this property, which would make an ideal purchase for those downsizing or for first time buyers.

### ENTRANCE

UPVC double glazed front door leading to entrance hallway.

### ENTRANCE HALLWAY

**10' 11" x 8' 11" (3.33m x 2.72m)**

Two storage cupboards, one housing electrical consumer unit, the other housing gas fired combination boiler and both

with ample storage space. Access to Loft. Smooth plastered walls and ceiling. All principal rooms leading off.

### KITCHEN/BREAKFAST ROOM

**10' 1" x 8' 11" (3.07m x 2.72m)**

UPVC double glazed window to rear with outlook over private rear garden, UPVC double glazed door to side. Stainless steel one and a half bowl sink unit with drainer to side, inset into roll top work surfaces, with a range of base units underneath, including integrated dishwasher, integrated washing machine. Integrated stainless steel electric Zanussi oven, stainless steel gas burner and chrome chimney filter hood. Four ring oven. Tall cupboards housing integrated fridge/freezer. Matching wall units. Part tiled walls and tiled floor. Smooth plaster walls and ceilings. Radiator. Provision for table and chair set.



### **LOUNGE/DINER**

**17' 1" x 10' 3" (5.21m x 3.12m)**

A spacious room measuring 17' 1" x 10' 3" (5.21m x 3.12m).

UPVC double glazed French doors to the rear, providing direct garden access. Smooth plastered walls and ceilings.

Decorative mantelpiece with marble back and hearth.

Radiator. Wall mounted uplights.

### **MASTER BEDROOM**

**10' 7" x 12' 1" (3.23m x 3.68m)**

UPVC double glazed window to front, radiator under.

Smooth plastered walls and ceilings.

### **EN-SUITE**

White three-piece en-suite comprising walk-in shower with glass screen, chrome "T"-bar shower. Low level WC. Inset into vanity unit with wash hand basin over, chrome mixer

taps, Tiled floor, part tiled walls. UPVC window to side.

Extractor fan.

### **BEDROOM TWO**

**12' 1 into door recess" x 8' 8" (3.68m x 2.64m)**

UPVC double glazed window to front, radiator under.

Smooth plastered walls and ceiling.

### **BATHROOM**

**6' 8" x 5' 2" (2.03m x 1.57m)**

Three-piece suite comprising bath with side panel, chrome taps over. Low level WC. Pedestal wash hand basin with chrome taps over. Tiled floor and part tiled walls. Obscure UPVC double glazed window to side. Towel rail. Smooth plastered walls and ceilings. Extractor fan.

### **FRONT GARDEN**

Low maintenance front garden, mostly laid to shingle with a patio abutting the front of the property.

### **DRIVEWAY**

Tarmacadam driveway to the side, leading to garage, access via wrought iron gates.

### **REAR GARDEN**

Low maintenance rear garden mostly laid to patio, Astroturf lawn area to centre. Fence closed. The conifers to rear boundary provide screening and seclusion.

### **GARAGE**

Brick built garage with up and over door to front, UPVC double glazed courtesy door to the side. Pitched roof.



## Ground Floor

Approx. 61.2 sq metres (659.2 sq feet)



Total area: approx. 61.2 sq. metres (659.2 sq. feet)

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### COUNCIL TAX BAND

Tax band D

### TENURE

Freehold

### LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

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

### Energy performance certificate (EPC)

11 Oak Drive, Bournemouth, BH9 2HH	Energy rating <b>C</b>	Valid until 31 October 2033
	Certificate number 0130-2008-4306-2001-7-911	
Property type	Detached bungalow	
Total floor area	61 square metres	

### OFFICE

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