





HOUSE & SON

House & Son are delighted to be able to offer for sale this high specification detached family home, in the sought after Norton Road, within the favoured Talbot Park, Bournemouth. Local amenities close by range from a choice of good schooling for primary and secondary schools including grammar, Glenmoor and Winton Boys'. There are two local recreational parks, high street shopping and travel links to further afield. This impressive, extended home offers all the 'must haves' for today's modern family life. From a spacious and inviting 13'5" hallway, a generous 22'8" x 22'0" open plan family room, and direct access onto a flat, south easterly aspect garden, separate utility room and high specification kitchen including integrated appliances, four double bedrooms, en-suite to master bedroom and family bathroom coupled with a large private south easterly garden, parking and detached garage. A beautiful home - not to missed!

ENCLOSED ENTRANCE VESTIBULE PORCH

8' 7" x 4' 5" (2.62m x 1.35m)

Part wall and obscure double glazed windows to side. Insert panelled obscure double glazed front door. A practical and useful area for shoes and coats etc. Tiled floor. Recessed downlighter. Wooden front door with obscure glazed insert to entrance hall.



ENTRANCE HALL

13' 5" x 8' 7" (4.09m x 2.62m)

Impressive entrance hallway, a real feeling of space with feature stairwell to side, understair storage. Further storage closet with shelving. Radiators. All principal rooms leading off.

GROUND FLOOR WC

Recently modernised ground floor WC. Obscure double glazed window to front. Part tongue and grooved walls. Wall mounted vanity unit with wash hand basin. Enclosed cistern WC. Extractor fan.

LOUNGE

13' 7 into bay" x 13' 0" (4.14m x 3.96m)

Feature dual opening glazed doors into a welcoming space. Double glazed bay window to front finished with bespoke, modern shutters. Radiator. Tall ceilings.

FAMILY ROOM

22' 8" x 22' 0 max "L"-shaped" (6.91m x 6.71m) overall room size

A recently re-designed space incorporating living, dining and high specification kitchen. The whole room is brought together with a "flow" owing to the bright sunny aspect of the south easterly facing garden. Feature tall ceilings. Radiator. TV media connection point. Double glazed full height patio doors with direct view and access onto private south easterly aspect garden. A versatile room, with an easy flow for todays busy life style.

KITCHEN AREA

The kitchen area is finished in a soft grey neutral colour. A good size double glazed window to rear, with view over lawned garden. One and a half bowl under counter top sink with "swan neck" taps over. Fitted range of eye level units incorporating drawers. Fitted base units incorporating carousel corner units, contrasting work top surfaces over, complementing upstands. Inset four ring induction hob with feature overhead cooker filter hood, an inset double oven. Integrated fridge/freezer and tall larder cupboards for various items. There is further an integrated dishwasher. Radiator. Recessed ceiling downlighters. Two double glazed windows



to side enabling natural light. Door to utility room. Feature breakfast bar with "pull up" stools. The kitchen area is fully connected to the dining and living space.

UTILITY ROOM

10' 10" x 4' 1" (3.3m x 1.24m)

Complementing eye level units. Fitted base units, work top surfaces over. Space and plumbing for washing machine. Recessed ceiling downlighters. Double glazed door, access to side of property/driveway.







STAIRS TO FIRST FLOOR LANDING

Accessed from spacious reception hall. Easy tread return stairs leading to first floor landing. Newel posts, hand rail and spindles. Obscure double glazed leaded and stained glass window to side. The landing reception area, with access for all principal rooms leading off. Access to loft. Built in recessed double door linen closet.

BEDROOM ONE

22' 8" x 11' 9" overall room size inc en-suite" (6.91m x 3.58m)

An extended master suite/bedroom incorporating a generous en suite. "A room with a view". Large double glazed picture window to rear overlooking the lawned private rear garden. Two radiators. Coved ceiling.

EN-SUITE

7' 4" x 6' 4" (2.24m x 1.93m)

Quadrant shower with glazed door enclosure. Fitted shower and fitted overhead shower. Wall mounted vanity unit with wash hand basin and mixer taps. Low level WC. Heated towel rail. Recessed ceiling downlighters. Tiled floor.

BEDROOM TWO

14' 2" into bay" max x 12' 0" (4.32m x 3.66m)

Double glazed bay window to front with leaded and stained glass, quarter lights over. View over the tree lined road. Radiator. Coved ceiling.

BEDROOM THREE

9' 6" x 8' 10" (2.9m x 2.69m)

Double glazed window to rear with outlook over private lawned garden. Radiator. Coved ceiling.

BEDROOM FOUR

10' 5" into bay" x 9' 7" (3.18m x 2.92m)

Double glazed bay window to front with complementing leaded and stained glass, quarter light window over. Radiator. Coved ceiling.

BATHROOM

Obscure double glazed window to side. "P"-shaped shower, bath with curved shower screen to side. Fitted integrated taps and hand held shower with rising rail. Bathroom furniture to side incorporating vanity unit with inset sink over and enclosed cistern WC. Tiled floor.

OUTSIDE FRONT

Brick wall to front boundary. "Over wide" entry point for off road parking.

OFF ROAD PARKING

Provision for two/three vehicles within the forecourt/driveway. An attractive flower bed border to front corner.

DRIVEWAY TO SIDE

Driveway to side leading through to garage.

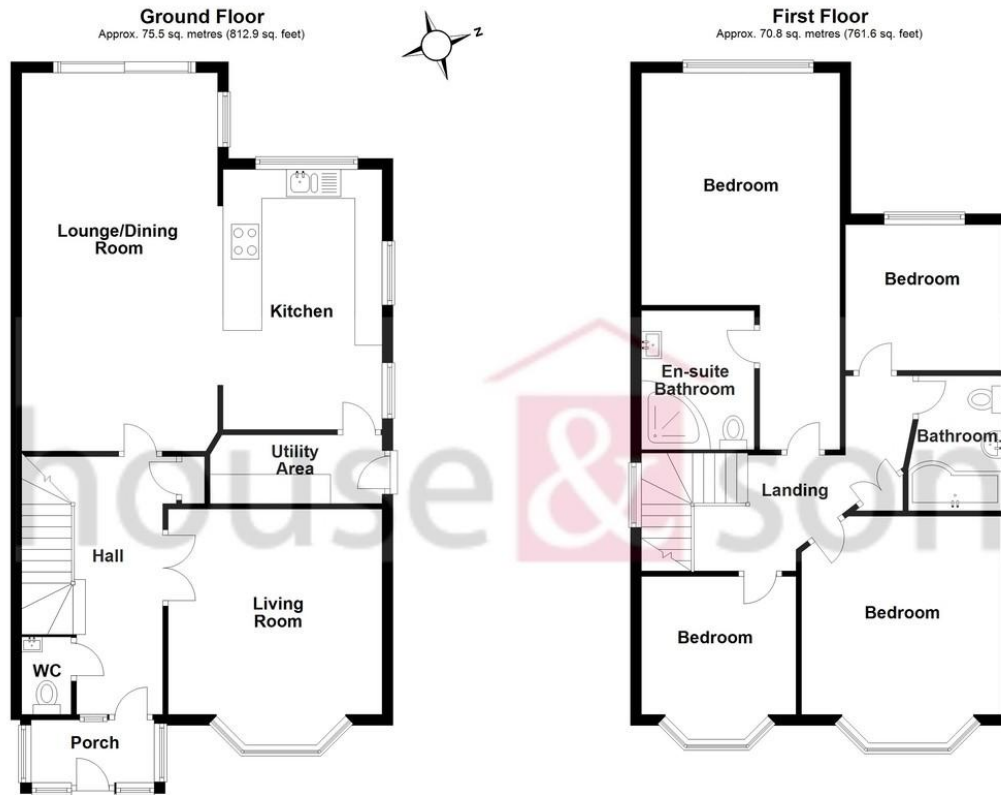
GARAGE

Detached brick built garage. Pitched roof with "up and over" door.

REAR GARDEN

A patio abuts the living room. The remaining garden is laid to lawn, is fence enclosed and has south easterly aspect. The garden is private and has approximately 60ft/70ft plus in depth.





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.



Energy performance certificate (EPC)

52, Norton Road BOURNEMOUTH BH9 2PY	Energy rating	Valid until:	23 April 2027
	C	Certificate number:	B243-7324-5440-6114-7926
Property type		Detached house	