





HOUSE & SON

Located in the ever-popular location of Ensbury Park, this home benefits from easy access to an array of local amenities, from shops, parks and schools, including the highly desirable schools of Winton Boys, Glenmoor School for Girls and Winton Primary School. Bournemouth Town Centre, Winton High Street, Castle Point Shopping centre and Bournemouth Train Station are also all within easy reach.

Crafted in 2019, this home sits within a meticulously landscaped development, set along a picturesque private road, with allocated parking and ample visitor parking spaces.

Stepping into this home, the ground floor offers contemporary and flexible living. The spacious lounge/diner seamlessly extends to the rear garden through patio doors, providing ample space for living and dining arrangements. Additionally, a generous understairs storage cupboard adds to the functionality. The modern kitchen/diner features a sleek range of base and wall-mounted units, complemented by integrated appliances, including a dual gas and electric hob. A convenient WC, with tiled flooring and a wash hand basin add ease of living for residents.

On the first floor, there are three well-proportioned bedrooms, each offering ample room for furnishings, alongside a stylishly appointed modern bathroom.

Other benefits include gas central heating throughout, a private garden, double-glazed windows, and an impressive energy performance rating of B.



ENTRANCE HALLWAY

6' 6" x 6' 0" (1.98m x 1.83m)

KITCHEN/DINER

14' 1" x 9' 2" (4.29m x 2.79m)

LOUNGE/DINER

15' 5 into bay" x 14' 1" (4.7m x 4.29m)

MASTER BEDROOM

13' 0" x 9' 8" (3.96m x 2.95m)

BEDROOM TWO

9' 4" x 6' 5" (2.84m x 1.96m)

BEDROOM THREE

9' 3" x 7' 6" (2.82m x 2.29m)

BATHROOM

8' 8" x 5' 2" (2.64m x 1.57m)





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

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Energy performance certificate (EPC)

11 Kings Close BOURNEMOUTH BH10 4GB	Energy rating	Valid until:	9 October 2029
	B	Certificate number:	8204-6176-6739-7027-9913
Property type		End-terrace house	
Total floor area		79 square metres	

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Dorset, BH9 2HH

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.