

house & son



- OVER 2000 SQ. FT.
- 5 DOUBLE BEDROOMS
- SELF CONTAINED ANNEXE
- OFF ROAD PARKING

Headswell Avenue, Bournemouth, BH10 6JU

£599,999



Property Description

HOUSE & SON

Introducing an expansive family home located in the heart of Redhill, BH10! This spacious property affords comfort, practicality, and the promise of extended family living. Boasting 4 generously proportioned bedrooms, including a master suite complete with an en-suite bathroom and a spacious walk-in dressing room, alongside a charming annexe with an additional double bedroom, it caters to the needs of modern families with ease.

Moreover, this exceptional residence offers an abundance of living space, featuring not one but two generously sized lounges for both relaxation and entertainment. A well-appointed kitchen, an inviting dining area, and a dedicated study room. Ensuring every aspect of daily life is accommodated. Step outside onto the expansive balcony, or gardens, providing ample space for alfresco dining, BBQs, relaxation and ample space for those with green fingers to grow their own.

Seize the opportunity to transform this into your dream family home.

OUTSIDE FRONT

Blocked paved front, with a block paved driveway to the side, tiled veranda and a UPVC double-glazed front door providing access into;

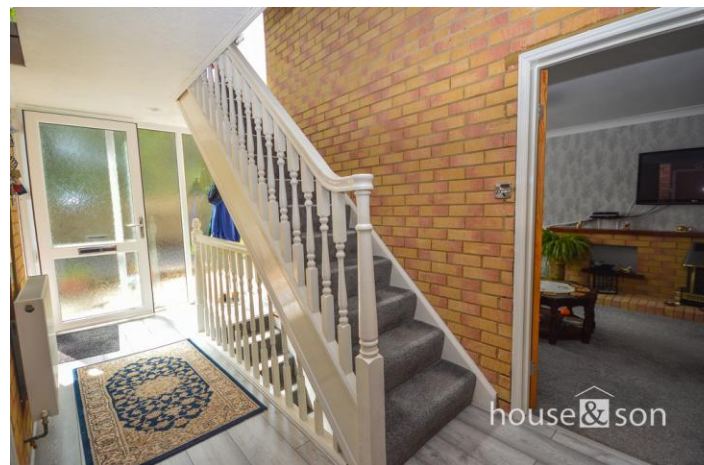
RECEPTION HALLWAY

Stairs to lower ground floor, stairs to first floor. Laminate flooring. Access into WC, study, kitchen and lounge. Radiator.

GROUND FLOOR WC

Two piece white suite comprising low level WC, wash hand basin. Tiled walls and extractor fan. Radiator.





LOUNGE

21' 4" x 10' 4" (6.5m x 3.15m)

UPVC double glazed window to front, radiator under, UPVC double glazed sliding doors accessing onto large balcony, reinforced glass sides, wrought iron railing with outlook over gardens. Further radiator and feature fireplace.

KITCHEN

18' 8" x 9' 11" (5.69m x 3.02m)

Large galley kitchen with an extensive range of base and wall mounted units, integrated electric fan oven, four ring gas hob over, space for washing machine, dishwasher and fridge/freezer. UPVC double-glazed windows to the rear. UPVC double-glazed door to the side. Two radiators.



DINING ROOM

14' 1" x 7' 7" (4.29m x 2.31m)

UPVC double glazed window to the front, high level UPVC double glazed window to the side.

STUDY

7' 7" x 7' 5" (2.31m x 2.26m)

UPVC double-glazed window to the front. Radiator.

FIRST FLOOR LANDING

Cupboard housing water cylinder and ample space for the storage towels etc.



BATHROOM

7' 10" x 7' 8" (2.39m x 2.34m)

White three piece suite comprising bath with side and end panels, a glass shower screen to the side with chrome trim, chrome mixer taps over with shower attachment, pedestal wash hand basin with mixer tap over, low level WC, tiled walls, UPVC obscure double glazed window to the front.

WALK-IN WARDROBE/BEDROOM FOUR

11' 0" x 4' 3" (not into wardrobe) (3.35m x 1.3m)

Five floor-to-ceiling built-in wardrobes with mirrored sliding doors, UPVC double glazed window to the front, radiator, double doors accessing

WALK IN WARDROBE/DRESSING ROOM

9' 9" x 8' 0" (2.97m x 2.44m)

Floor to ceiling UPVC double glazed window to the rear, single door with access into master bedroom. Radiator.

MASTER BEDROOM

11' 4" x 10' 0" (3.45m x 3.05m)

UPVC double glazed window to rear with double radiator underneath, access into

EN-SUITE SHOWER ROOM

White three piece suite comprising shower cubicle with glass folding door, chrome trims, chrome t-bar shower, wash hand basin with vanity unit underneath, mixer tap over, low-level white WC. Obscure UPVC double window to the rear. Extractor fan.

BEDROOM TWO

9' 7" x 9' 5" (2.92m x 2.87m)

UPVC double glazed window to the rear with radiator underneath, built-in range of wardrobes, with vanity wash hand basin unit to the side, walk-in shower cubicle to the other side, with glass sliding doors, t-bar shower. The shower cubicle is fully tiled.

BEDROOM THREE

10' 6" x 9' 10" (3.2m x 3m)

UPVC double glazed window to the front with a double radiator underneath.

ANNEXE

24' 6" x 9' 4" (7.47m x 2.84m)

A spacious ground for annexe with access onto the private tiered rear garden, UPVC double glazed window to the rear, UPVC glazed door to the rear. A spacious living/dining area accessing:

MASTER BED ROOM

10' 5" x 9' 11" (3.18m x 3.02m)

Master bedroom with a range of built-in wardrobes and overhead cupboards, electric radiator.

CONSERVATORY

9' 3" x 7' 4" (2.82m x 2.24m)

UPVC double glazed conservatory, with door to rear and tiled flooring.

KITCHEN AREA

7' 7" x 5' 7" (2.31m x 1.7m)

Kitchenette with space for cooker and washing machine, range of base and wall mounted units including electric integrated oven with 4 ring hob over. UPVC double-glazed window to the rear.

SHOWER ROOM

9' 1" x 6' 4" (2.77m x 1.93m)

White three piece suite comprising shower cubicle, with electric shower, wash hand basin, WC, part tiled walls and vinyl flooring.

AGENTS NOTE

Annex is fully electric, with an electric pressurised water cylinder and electric radiators to all principal rooms.

REAR GARDEN

A spacious tiered rear garden, comprising various patio, seating and garden areas. Featuring, an allotment space with apple, pear, and cherry trees. An ideal space for growing raspberry, gooseberry, blueberry and strawberries. Greenhouse, garden shed, stairs to the front and a variety of mature planting throughout.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any built-in furniture are approximate and no responsibility is taken for any error, omission or misstatement. Some of the built-in furniture shown are approximate only and may not be included in the final terms. Please visit [www.estateagent.co.uk](#)

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Energy performance certificate (EPC)

3a Headwell Avenue BOURNEMOUTH BH10 6AU	Energy rating	Valid until	8 February 2034
	D	Certificate number	0350-2453-1320-2604-2415

Property type	Detached house
Total floor area	183 square metres

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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 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