





## HOUSE & SON

House & Son, Residential Sales, Lettings, Property Management, Surveys & Valuations. Established 1939.

Experience the endless possibilities that this versatile 3/4-bedroom detached family home has to offer. Situated on a generous corner plot, measuring a tenth of an acre, this property is enveloped on three sides and fully detached on the fourth.

On the ground floor is a generous kitchen/diner, large lounge, dining room/bedroom four, study, ground floor cloakroom and ample storage. On the first floor is a generous master bedroom with an en-suite shower room, a further double bedroom, a good-sized third bedroom and a recently fitted modern family bathroom.

Externally, there is a generously sized utility with direct access to the garage, both with light and power. The garage has an up-and-over door, which opens onto the spacious driveway, which provides parking for two/three vehicles. There are three stunning gardens on this property, a gardener's delight.

Further benefits include being fully double-glazed, modern gas-fired central heating, and being within close proximity to local parks, schools, shops and transport links. A fantastic property, located in a truly tranquil, family neighbourhood.



## ENTRANCE PORCH

Accessed via, UPVC double-glazed front door with obscure glazed panels, door into entrance hall and

## GROUND FLOOR CLOAKROOM

Low-level WC, wash hand basin and obscure UPVC double-glazed window to the side.

## RECEPTION HALLWAY

**14' 2 into door" x 5' 10 max" (4.32m x 1.78m)**

A spacious reception hallway, with stairs to the first floor, further tall storage cupboard, access into study, kitchen/diner and the lounge.

## LOUNGE

20' 2" x 11' 6 max" (6.15m x 3.51m)

A generous-sized lounge, with a large UPVC double-glazed picture window to the front, a decorative fireplace with a stone mantle and hearth and access into

## DINING ROOM/BEDROOM FOUR

12' 3" x 8' 8 max" (3.73m x 2.64m)

A formal dining room or fourth bedroom, adjoining both the lounge and kitchen/breakfast room. With a UPVC double-glazed door to the rear, providing direct access to the south-facing private rear garden.

## KITCHEN/BREAKFAST ROOM

18' 5" x 8' 10 max" (5.61m x 2.69m)

Dual aspect with UPVC double-glazed windows to the rear and side and a UPVC double-glazed door to the side, this spacious kitchen/breakfast room, complete with a pantry, offers an inviting space for those with a culinary inclination. With an extensive range of base units, which have roll-top work surfaces over, and complementing wall-mounted units, including a concealed gas-fired boiler, there is ample storage and food preparation space. In addition, there are spaces with the necessary power, plumbing and gas for a freestanding cooker, with cooker hood over, washing machine, tumble dryer, dishwasher and under-counter fridge or freezer. Further, there is still ample space remaining for a separate freestanding fridge/freezer and table and chairs.

Agents Note - The boiler is approximately 5 years old.

## STUDY

10' 5" x 8' 11" (3.18m x 2.72m)

This tri-aspect room has been transformed by the current owners. With newly fitted windows comprising an obscure UPVC double-glazed window to the front and UPVC double-glazed window to the side. Newly fitted UPVC double-glazed sliding door to the rear and a new roof, complete with a smooth-plastered ceiling and recessed spotlights. This is an ideal work-from-home study all year round that further benefits to direct garden access.



## FIRST FLOOR LANDING

8' 7" x 6' 6" (2.62m x 1.98m)

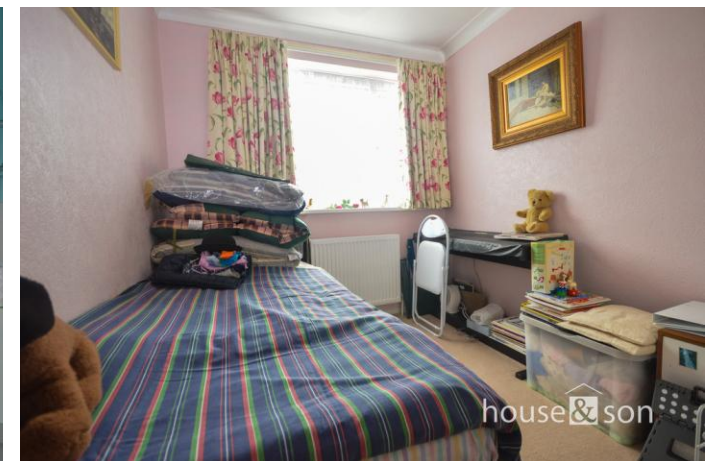
Airing cupboard, UPVC double-glazed window to the side, loft hatch and access into all first floor rooms.

## BEDROOM ONE

13' 01" x 8' 5" (3.99m x 2.57m)

UPVC double-glazed window to the front, floor-to-ceiling wardrobes, with mirrored sliding doors and access into







### **EN-SUITE SHOWER ROOM**

**4' 2" x 2' 5" (1.27m x 0.74m)**

A two-piece suite comprising a shower cubicle, with a wall-mounted shower, pedestal wash hand basin and an obscure UPVC double-glazed window to the side.

### **BEDROOM TWO**

**9' 2" x 8' 5" (2.79m x 2.57m)**

UPVC double-glazed window to the rear, with an outlook over the south-facing private rear garden, fitted range of wardrobes and a vanity unit.

### **BEDROOM THREE**

**9' 11" x 7' 6" (3.02m x 2.29m)**

UPVC double-glazed window to the front with a large built-in over-stairs storage cupboard.

### **BATHROOM**

**9' 3" x 5' 8" (2.82m x 1.73m)**

Newly completed, this on-point dual aspect bathroom comprises an extensive fitted vanity unit with an inset low-level WC, inset wash hand basin, both finished in white, and extensive storage, white bath with side panel and wall mounted shower over, further separate fitted vanity unit and obscure UPVC double glazed windows to the side and rear. Smooth plastered ceiling. Chrome heated towel rail.

### **OUTSIDE**

#### **FRONT GARDEN**

An established garden with a picket fence surround, a pathway which leads to the front door and side gate, which is mostly laid to lawn but with a variety of mature planting.

### **SIDE GARDEN**

A generous side garden, which features a recently extended patio area, providing ample space for al-fresco dining and BBQs, a mature lawn with an ornamental tree, ideal for shading on a sunny day while reading a book, with a mature hedge surround proving complete privacy. There is also a timber shed, established flower beds, an outside tap and recently fitted external power points. Being open to south and east but also being so generous in width, this garden and especially the patio area, will benefit from sunshine all day long. A pathway leads to the driveway, utility room and south-facing garden.

### **REAR GARDEN**

This garden has that feeling of a "secret garden". With an array of established plants and shrubs, set within beds, reading spots or hiding nooks, it provides a tranquil setting. The beds all being surrounded by paving would also make an ideal space for those seeking to "grow their own." A further benefit is a secured alleyway down the side of the property for essential maintenance. Fence enclosed.

### **UTILITY ROOM**

Ample power points, two UPVC double-glazed windows to the side and access into the garage, with a new roof having recently being fitted.

### **GARAGE**

An up-and-over door, racking for storage, multiple socket points and lighting.

### **DRIVEWAY**

A block paved driveway providing parking for multiple vehicles.

### **AGENTS NOTE**

A new electrical consumer unit was installed in 2022.





TOTAL FLOOR AREA : 1321 sq.ft. (122.7 sq.m.) approx.



English | [Cymraeg](#)

## Energy performance certificate (EPC)

34 Runnymede Avenue BOURNEMOUTH BH11 9SF	Energy rating	Valid until:	26 October 2031
	<b>D</b>	Certificate number:	9350-2423-4106-2829-2055

Property type	Detached house
Total floor area	106 square metres