





HOUSE AND SON

House & Son are delighted to be able to offer for sale this four bedroom detached house which offers well proportioned rooms, welcoming and spacious entrance hall, modern kitchen/breakfast room, two separate reception rooms, conservatory, ground floor cloakroom, bathroom/shower room also there is a loft room providing an ideal space for hobbies room or office. The property has been well cared for by the current owners and situated in a much sought after location abutting Victoria Park Tennis courts. Both St. John's and Winton Primary School's, Winton Boys and Glenmoor Girls are all within close proximity. Bournemouth town centre is a short drive away.

ENCLOSED PORCH

6' 9" x 2' 8" (2.06m x 0.81m)

Provision for shoes and coats etc. Tiled floor. Feature original wooden door with feature leaded stained glass detail inset, complementing side windows.

RECEPTION HALL

17' 6" x 9' 3 plus recess" (5.33m x 2.82m)

Good size reception hall, spacious area, feeling of volume space. Radiator. Understair storage closet.

GROUND FLOOR CLOAKROOM

Obscure double glazed window to side. Low level WC. Vanity unit with inset wash hand basin. Heated towel rail. Ceramic tiled floor.

DINING ROOM/SECOND LOUNGE

15' 0 into bay" x 12' 10" (4.57m x 3.91m)

Double glazed bay window to front. Wall light points. Picture rail. Feature surround fireplace inset gas fire, gas point. Stone raised hearth.



LOUNGE

15' 0" x 12' 0" (4.57m x 3.66m)

Feature Purbeck stone fireplace with display area to side, finished with stone plinth. Picture rail. Radiator. TV aerial connection point. Double glazed patio doors to:

SUN LOUNGE

18' 0" x 7' 6" (5.49m x 2.29m)

Double glazed windows to side and rear. Inset double glazed French doors. Direct access onto established patio and landscaped garden. Wall light points.

KITCHEN/BREAKFAST ROOM

11' 0" x 9' 10" (3.35m x 3m)

Double glazed window to side. Recently remodelled kitchen. Cabinets finished in a high gloss white kitchen comprising of white granite sink unit with drainer and mixer taps over. Fitted range of eye level units, under counter lights. Fitted base units incorporating drawers, square edge work surfaces over. Part tiled walls. Four ring induction hob, chimney style cooker filter hood. Carousel base unit. Built in double oven and microwave. Space and plumbing for washing machine. Space for fridge/freezer. LED ceiling downlighters. Kamdean flooring (oak wood effect).

STAIRS TO FIRST FLOOR

Stairs to first floor rising from entrance hall. Double glazed window to side. First floor landing, access to loft.

BEDROOM ONE

15' 7 into bay" x 12' 0" (4.75m x 3.66m)

Double glazed bay window to front with view over Namu Road. Picture rail. Radiator.



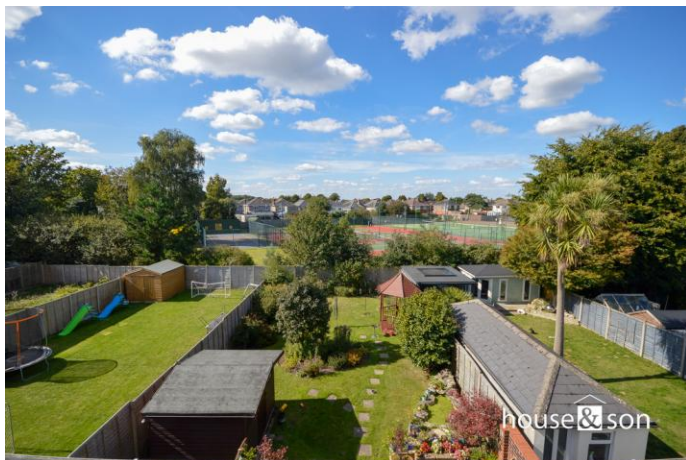
BEDROOM TWO

15' 2" x 12' 0" (4.62m x 3.66m)

Double glazed window to rear with view over private lawned garden and Victoria tennis club. Dressing table with vanity display. Wall light points, inset wash hand basin. Built in wardrobes with bridging unit, inset space for a six-foot bed.







BEDROOM THREE

10' 1" x 9' 8" (3.07m x 2.95m)

Double glazed window with view over lawned garden and Victoria tennis club. Double wardrobe. Radiator. Vanity unit, inset wash hand basin. Airing cupboard with radiator inside.

BEDROOM FOUR

9' 2" x 8' 0" (2.79m x 2.44m)

Double glazed bay window to front. Radiator. Coved ceiling.

BATHROOM

Obscure double glazed window. Bath with side panels, shower screen to side, bath mixer filler taps. Fitted thermo bar shower with rising rail and hand held shower attachment. Vanity unit with storage, inset wash hand basin. Enclosed WC. Heated towel rail. Tiled walls.

LOFT ROOM/HOBBIES ROOM

18' 5" x 11' 8" (5.61m x 3.56m)

6'9" ceiling heights. Double glazed Velux style windows to rear and side.

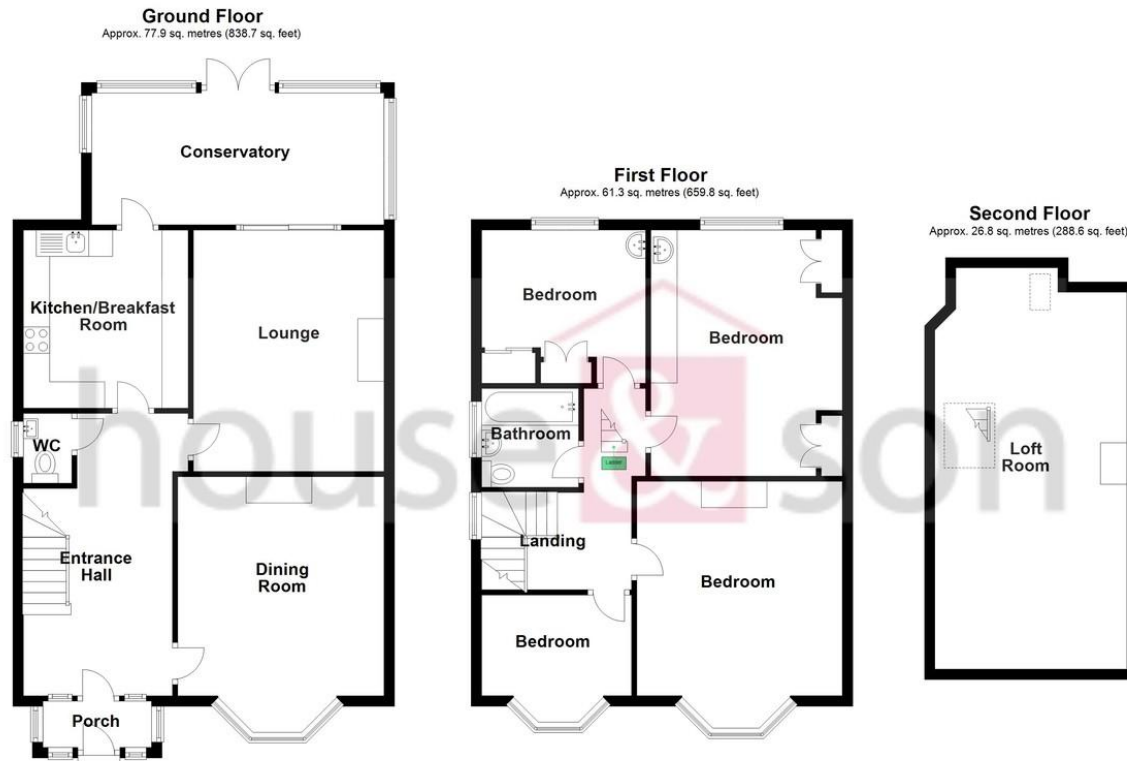
OUTSIDE FRONT

The front garden is mainly laid to tarmacadam providing off road parking, mature shrub borders and low brick boundary wall.

REAR GARDEN

Westerly aspect. Good size patio abutting sun-lounge. Wall to side and fence enclosures. Feature lawned garden with inset flower beds, raised pond with flower borders. Stepping-stone path to a timber gazebo. Well stocked flower and shrub borders. Timber garden shed, outside tap. Access to side with double wooden gates. The garden provides a good degree of seclusion and overlooks Victoria Park tennis club.





Total area: approx. 166.0 sq. metres (1787.1 sq. feet)

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 596008). Plan produced using PlanUp.



Energy performance certificate (EPC)

43, Namu Road BOURNEMOUTH BH9 2QX	Energy rating D	Valid until: 3 March 2030
		Certificate number: 8440-7427-6790-7967-4202

Property type
Detached house