



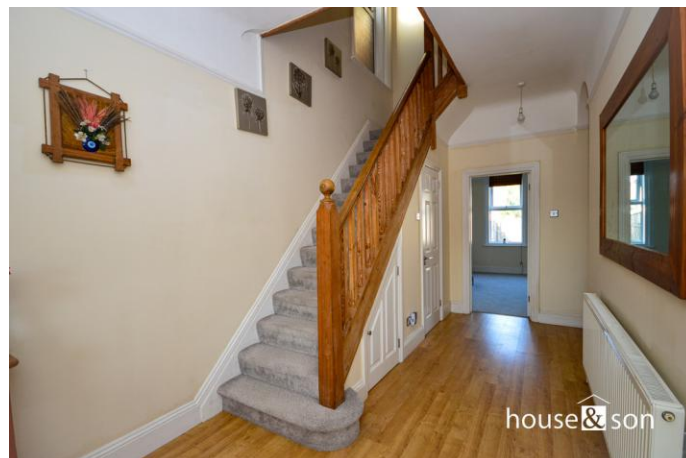


HOUSE & SON

What an **INCREDIBLE OPPORTUNITY** to own a **TRULY UNIQUE FAMILY HOME**, available for sale with **NO FORWARD CHAIN**, ensuring a **SMOOTH and SWIFT TRANSACTION** process. This **IMPRESSIVE PROPERTY** offers an **ABUNDANCE OF SPACE** spread over **TWO EXPANSIVE FLOORS**, complemented by a **GARDEN ROOM** and a **PARTIALLY BOARDED LOFT**, ideal for **ADDITIONAL STORAGE** or **POTENTIAL FUTURE DEVELOPMENT**. Let's step inside and explore what could be **YOUR NEXT DREAM HOME**.

First Impressions: Upon entering, you are greeted by a **SPACIOUS and MODERN, FULLY DOUBLE-GLAZED ENTRANCE PORCH**. This **PRACTICAL SPACE** offers **AMPLE ROOM** for **COATS, SHOES, and STORAGE**, making it the **PERFECT TRANSITIONAL AREA** between the outdoors and the warm, welcoming interior.

Reception Hallway: The **GRAND RECEPTION HALLWAY** immediately sets the tone for the **EXCEPTIONAL SPACE** within. Its sheer size is **REMARKABLE**, with **HIGH CEILINGS** and **GENEROUS FLOOR SPACE** creating a **BRIGHT and AIRY ATMOSPHERE**. **PRACTICALITY** is key too, with a **CONVENIENT UNDER-STAIRS WC** and **ADDITIONAL STORAGE**, ensuring a **CLUTTER-FREE** environment as you move through the house.



Ground Floor Highlights: The ground floor continues to impress. The **SUBSTANTIAL LOUNGE/DINER** is a **STANDOUT FEATURE**, offering a **VAST LIVING AREA** perfect for relaxation or entertaining. The room is **BATHED IN NATURAL LIGHT** from its **SOUTH-FACING BOX BAY WINDOWS**, creating a **WARM and INVITING SPACE** all day long. Adjacent is a **SECOND RECEPTION**

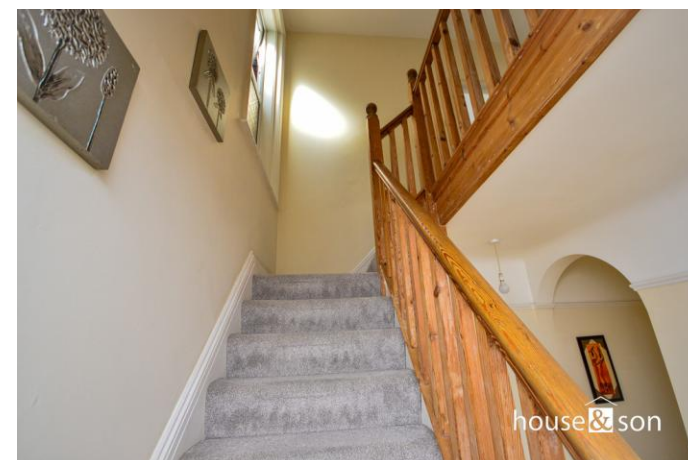
ROOM, GENEROUSLY SIZED and ideal as a FORMAL DINING ROOM, HOME OFFICE, or even a PLAYROOM for the children. Completing the ground floor is a SPACIOUS KITCHEN/BREAKFAST ROOM, where MODERN DESIGN meets FUNCTIONALITY. With PLENTY OF ROOM for CASUAL FAMILY MEALS and DIRECT ACCESS to the GARDEN, this is the PERFECT SPOT for socialising or everyday living.

First Floor Comforts: Upstairs, the comfort continues with a MASTER BEDROOM of IMPRESSIVE PROPORTIONS. This GRAND ROOM boasts its own BOX BAY WINDOW, FLOODING THE SPACE WITH NATURAL LIGHT and adding a sense of GRANDEUR. The MASTER also benefits from its own PRIVATE EN-SUITE SHOWER ROOM, offering PRIVACY and CONVENIENCE. Two ADDITIONAL DOUBLE BEDROOMS, both GENEROUSLY SIZED, provide AMPLE ACCOMMODATION for family members or guests. The WELL-APPOINTED FAMILY BATHROOM offers MODERN FIXTURES and a RELAXING SPACE for a soak after a long day. The property also features a PARTIALLY BOARDED LOFT, accessed via a PULL-DOWN LADDER, which presents PLENTY OF OPPORTUNITY for STORAGE or even CONVERSION should you wish to EXPAND the LIVING SPACE further.

Additional Features: This home is FULLY DOUBLE-GLAZED and has the added benefit of a BRAND-NEW BOILER installed in 2024, complete with the remainder of a 10-YEAR WARRANTY, giving you PEACE OF MIND and ENERGY EFFICIENCY for years to come. The LEVEL REAR GARDEN is PERFECT for OUTDOOR ENTERTAINING, FAMILY ACTIVITIES, or simply enjoying the FRESH AIR. The property also offers OFF-ROAD PARKING.



Location: Situated in the SOUGHT-AFTER ENSBURY PARK AREA, this property is IDEALLY LOCATED to enjoy the BEST OF SUBURBAN LIVING while remaining CLOSE TO KEY AMENITIES. Ensbury Park is renowned for its FAMILY-FRIENDLY ATMOSPHERE, offering EASY ACCESS to HIGHLY REGARDED LOCAL SCHOOLS, perfect for growing families. GREEN SPACES and PARKS are abundant, providing AMPLE OPPORTUNITIES for outdoor activities and leisurely strolls.







For those who rely on PUBLIC TRANSPORT or commute, the area is WELL-CONNECTED with EXCELLENT TRANSPORT LINKS, ensuring SWIFT ACCESS to nearby towns, the CITY CENTRE, and beyond. The property is also conveniently located near LOCAL SHOPS and SERVICES, catering to all your daily needs without requiring long journeys.

With its GENEROUS LIVING SPACES, MODERN AMENITIES, PRIME LOCATION, and the advantage of NO FORWARD CHAIN, this property is truly an incredible find.



LOUNGE

16' 6 max to bay" x 13' 7" (5.03m x 4.14m)

KITCHEN/BREAKFAST ROOM

16' 9" x 9' (5.11m x 2.74m)

DINING ROOM

12' 7" x 11' 5" (3.84m x 3.48m)

CLOAKROOM

1' 71" x 0' 8" (2.11m x 0.2m)

BEDROOM ONE

16' 9 max to bay" x 13' 7" (5.11m x 4.14m)

BEDROOM TWO

7' 8" x 7' 5" (2.34m x 2.26m)

BEDROOM TWO

12' 9" x 11' 5" (3.89m x 3.48m)

BEDROOM THREE

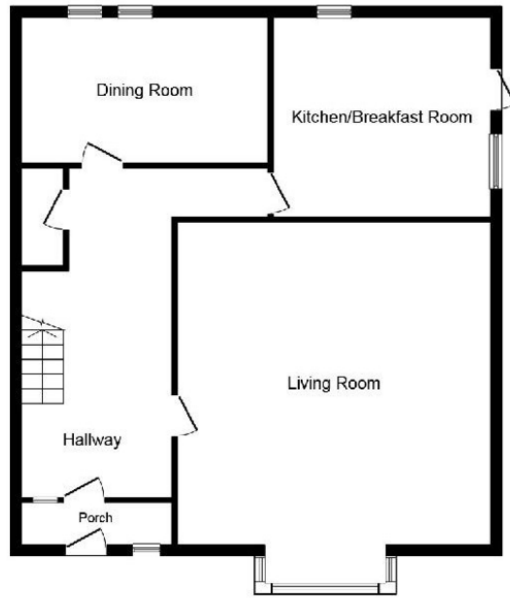
10' 9" x 9' 1" (3.28m x 2.77m)

BATHROOM

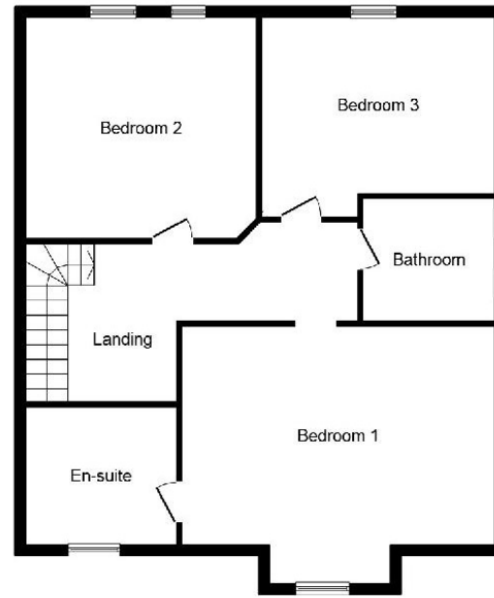
7' 7" x 6' 3" (2.31m x 1.91m)

OUTBUILDING

25' 9" x 10' 1" (7.85m x 3.07m)



Ground Floor



First Floor



English | [Cymraeg](#)

Energy performance certificate (EPC)

135 Columbie Road BOURNEMOUTH BH10 4ED	Energy rating	Valid until:	29 May 2032
	D	Certificate number:	7801-3016-5205-1492-7200

Property type	Detached house
Total floor area	127 square metres