





HOUSE & SON

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Rarely available, this property is nestled in one of Moordown's most idyllic cul-de-sacs, just off Malvern Road, featuring a delightful blend of characterful homes. This spacious chalet offers three double bedrooms, making it a perfect fit for the modern family.

In addition to the well-sized bedrooms, the home boasts two versatile reception rooms, a contemporary fitted kitchen, a sunroom, and a family bathroom. A separate WC is conveniently located on the first floor, while the modern garden room provides an ideal space for a home office, gym, or recreation area.

The property is mostly double-glazed and benefits from a gas-fired combination boiler, ensuring energy efficiency and year-round comfort. The rear garden enjoys a south-east facing aspect, ideal for morning sunshine, while the front of the house faces north-west, offering an inviting and bright atmosphere in the evenings.



This home also offers exceptional privacy, ample off-road parking, and a convenient basement for extra storage. Situated within the sought-after BCP (Bournemouth, Christchurch, and Poole) area, the location provides access to excellent local amenities, parks, and transport links. Additionally, it's within close proximity to highly regarded schools, including Grammar and St. Walburga's Primary School.

PRIVATE ENTRANCE

Wooden and glazed front door leads into reception hallway.

HALLWAY

15' 0" x 7' 1 max" (4.57m x 2.16m)

Stairs to the first, double radiator, understair storage cupboard and a double wardrobe. Laminate flooring.

KITCHEN

10' 9" x 7' 10" (3.28m x 2.39m)

Matt black single bowl sink with a drainer to the side, inset into a complementing roll top work surface with a range of base units underneath with space for washing machine, cooker, fridge/freezer, matching wall mounted cupboards and glass splashbacks. UPVC double glazed window to the rear, further window to rear, both with an outlook over the private rear garden.

DINING ROOM

12' 0" x 8' 9" (3.66m x 2.67m)

Fitted ceiling fan and a double radiator and a laminate flooring. Stairs down to the sunroom.

SUNROOM

9' 11" x 7' 11" (3.02m x 2.41m)

Timber construction with double glazing, ceiling fan and a sliding door to garden. Laminate flooring.

LOUNGE

14' 2" x 10' 11" (4.32m x 3.33m)

UPVC double glazed bay window to the front, with window seat and radiator underneath, feature fireplace, further double radiator and laminate flooring.



BEDROOM ONE

14' 2" x 12' 1" (4.32m x 3.68m)

UPVC double glazed bay window to the front with a window seat and radiator underneath. Electrical consumer unit.







BATHROOM

8' 0" x 5' 10" (2.44m x 1.78m)

A modern, fully-fitted bathroom featuring a sleek white bath with stylish tiled side and end panels, complemented by a glass shower screen, an electric shower and with chrome mixer taps. The walls are beautifully fully tiled, enhancing the contemporary feel, while the low-level WC and countertop basin bowl sits on a practical vanity unit with a chrome mixer tap and a demister mirror above. The space is finished with fully tiled floors, a chrome heated towel rail, and an obscure UPVC double-glazed window to the side for privacy and light.



BEDROOM TWO

13' 6" x 9' 6" (4.11m x 2.9m)

UPVC double glazed dormer window to the rear, coved storage, including cupboards, draws and nooks.

BEDROOM THREE

13' 6" x 9' 2" (4.11m x 2.79m)

UPVC double glazed dormer window to the front, coved storage, including cupboards, draws and nooks.

WC

A white two-piece white, comprising a low-level WC and a wash hand basin, with a timber double glazed roof window and radiator.



OUTSIDE FRONT

Hardstanding to the front providing off road parking for multiple vehicles, a pathway to the front leads to the private entrance and to the rear garden.

REAR GARDEN

A spacious, south-east facing private rear garden that offers exceptional privacy. It is mostly laid to lawn, with a charming variety of mature plants and greenery, creating a tranquil and inviting outdoor space.

CELLAR

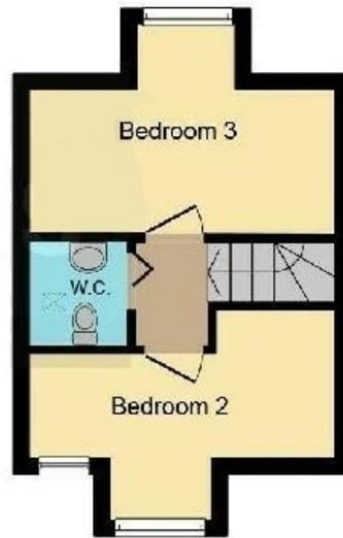
Ample storage space. Gas fire combination boiler.

GARDEN ROOM

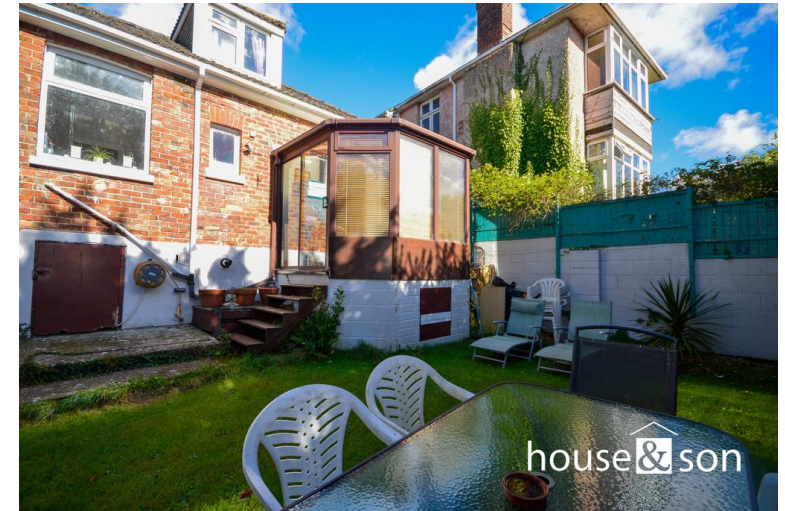
UPVC double glazed French doors with borrowed light windows to the sides, further UPVC double glazed windows to the side. Lighting and power serviced from own electrical consumer unit. The garden room is insulated.



Ground Floor



First Floor



English | [Cymraeg](#)

Energy performance certificate (EPC)

2 Mowlem Road BOURNEMOUTH BH9 9BA	Energy rating	Valid until:	10 August 2034
	D	Certificate number:	0360-2241-6480-2804-6055

Property type	Detached bungalow
Total floor area	100 square metres