





HOUSE & SON

A hop, skip, and a jump from some excellent schools and the ever-enticing Winton Recreation Ground (complete with its own cheerful assortment of amenities), this three or four-bedroom detached home on Ridley Road is the sort of place that seems to hum quietly to itself about family life and sunny afternoons.

At its heart is the kitchen/diner, a space so welcoming it practically hands you a cup of tea the moment you step inside. With its generous proportions (17' 7" x 12' 0"), it's ready for everything from chaotic breakfasts to festive dinners and all the glorious in-between. Meanwhile, the family room practically glows with sunlight streaming through French doors, as if it's showing off how beautifully it connects to the garden beyond. And what a garden! Westerly facing, it's a suntrap designed for everything from bouncy castle adventures to quiet evenings with a good book.

And there's no chain to hold you back – the house is ready for new stories to begin. Move in before the stamp duty changes, and it'll feel a bit like cheating at life, but the good kind of cheating. This isn't just a house. It's the start of something splendid.



ENTRANCE

UPVC double glazed panelled door to entrance hall.

ENTRANCE HALL

12' 0" x 5' 7" (3.66m x 1.7m)

Feature wood block flooring. Radiator. Understair recess for either general storage or media area.

LOUNGE/BEDROOM FOUR

14' 4" (4.37m)

Double glazed bay window to front. Ormate fireplace surround. Radiator. Picture rail. Original feature coved ceiling.

KITCHEN/DINER

17' 7" x 12' 0" (5.36m x 3.66m)

'Heart of the home' A well proportioned room with a charming atmosphere created by 'floating' oak mantle over the fireplace and exposed brick to 'Range' cooker. A good specification of fitted eye level units with complementing range of fitted base units incorporating drawers, roll top work surfaces over. Inset one and half bowl stainless steel sink unit with drainer, mixer taps over. Double glazed window with view over private westerly aspect rear garden. Tall broom/storage closet. Space and plumbing for washing machine, integrated dishwasher. Space for fridge/freezer. Provision for table and chair set. Recessed ceiling downlighters. Radiator. Obscure double glazed window to side.

Agent's note: Eye level cabinet housing gas fired boiler with LCD control.

FAMILY ROOM

16' 8" x 9' 2" (5.08m x 2.79m)

Dual aspect, double glazed window to rear with view over private easy maintenance westerly garden. Double glazed inset French doors with full length double glazed side panels accessing directly onto patio. TV/media point. Radiator. A room with an abundance of natural light and view over garden.

STAIRS TO FIRST FLOOR LANDNG

Accessed via entrance hall. Newel posts and hand rail spindles. Obscure double glazed window to side.



BEDROOM ONE

14' 2 into bay max" x 11' 0" (4.32m x 3.35m)

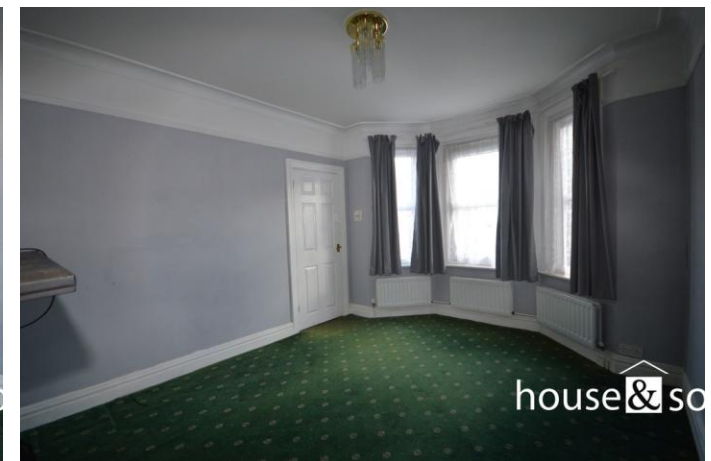
Obscure double glazed window to front. Coved ceiling. Radiator.

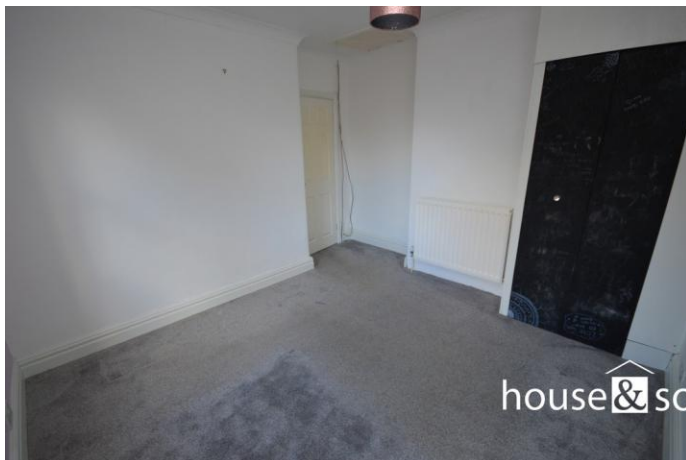
BEDROOM TWO

10' 3 plus door recess" x 11' 0 t chimney" (3.12m x 3.35m)

Double glazed window to rear. Radiator. Built in closet/airing cupboard housing pre-lagged tank.







BEDROOM THREE

7' 10" x 7' 0" (2.39m x 2.13m)

Double glazed window to rear with view over garden.
Radiator.

Agent's note: The separating wall dividing bedroom two and bedroom three is an original stud partition wall with lathes and plaster. This means bedroom two and bedroom three can be more uniformed in overall sizing, if required.



BATHROOM

8' 0 max" x 5' 7" (2.44m x 1.7m)

Obscure double glazed window to front. Bath with side panel and folding shower screen, bath mixer filler tap with shower attachment. Tiled walls, wall mounted wash hand basin. Low level WC. Heated towel rail. Tiled floor. Recessed storage/media cabinet.

OUTSIDE FRONT

Brick boundary wall. Mature shrubs.

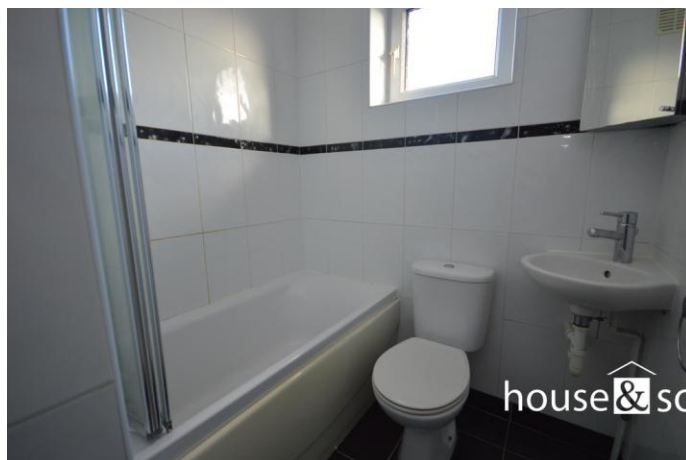
FORECOURT HARDSTANDING

21' 0 width" x 11' 9 depth approx" (6.4m x 3.58m)

Potential for off road parking (subject to any necessary consents).

REAR GARDEN

Westerly aspect sunny garden. Mature hedge boundaries to side. A private garden being non overlooked. A good size patio abutting rear and side of the property. The remaining garden is 'easy turf' with feature block paved patio to rear. Outside tap. Garden shed. Side pathway to 6ft gate returning to front.





English | [Cymraeg](#)

Energy performance certificate (EPC)

2a Ridley Road BOURNEMOUTH BH9 1LB	Energy rating	Valid until:	27 March 2034
	D	Certificate number:	8813-2054-6002-0727-4602

Property type	Detached house
Total floor area	95 square metres