







## HOUSE & SON

House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation  
Leading Independent Property Professionals Since 1939.

House & Son are delighted to offer for sale this attractive, well proportioned and spacious red brick elevation detached bungalow. The property is situated in an enviable location at Muscliff/Castle lane, Bournemouth. Close to hand are all the immediate needs to daily life including shopping, public transport links, doctor surgery, dentists and pharmacy. For the outdoors, dog walking, exercise in recently improved 'sang' at the Stour nature reserve which is easily accessible in approximately 1/4 mile level walk. This home really offers the 'best' of three double bedrooms, lounge, kitchen/breakfast room, modern shower room, landscaped private gardens and detached oversized garage to rear. This home is not to be missed. Rarely available and highly desirable. Viewing is recommended. No forward chain!.

## ENCLOSED PORCH

Double glazed door, obscure double glazed windows to front. Tiled floor. Provision for shoes and coats etc. Inner double glazed front door to entrance hall.

## ENTRANCE HALL

Communicating hallway with all principal rooms leading off, spacious entrance reception area. Two good size storage closets, further provision for shoes, coats and larger items. Recessed ceiling downlighters. Access to loft (loft ladder).

## LOUNGE

**18' 0" x 11' 7" (5.49m x 3.53m)**

An inviting reception room with natural light and view over private landscaped easy maintenance garden to rear. Double glazed French doors with direct access onto the garden.





'Brick' fireplace surround with tiled hearth, wall light points. Radiator. Coved ceiling.

### **KITCHEN/BREAKFAST ROOM**

**15' 0" x 9' 0" (4.57m x 2.74m)**

Dual aspect double glazed windows with view over landscaped private gardens. One and half bowl sink with drainer, mixer taps over. Kitchen cabinets finished in high gloss white. Fitted eye level units, under counter pelmet lighting. Part tiled walls. Fitted range of base units incorporating drawers and work top surfaces. Inset four ring electric hob, concealed overhead cooker filter hood, combination oven. Space and plumbing for dishwasher, space and plumbing for washing machine, space for under counter fridge and separate undercounter freezer. Breakfast bar, pull up stool. Space for tumble dryer. Radiator, dado rail. Double glazed door with obscure insert, access to garden. Recessed ceiling downlighters.

### **BEDROOM ONE**

**16' 2" x 9' 10" (4.93m x 3m)**

Double glazed window to front overview of easy maintenance landscaped garden to front. Extensive built in wardrobe furniture including provision for Queen size or larger bed. Radiator.

### **DINING ROOM/BEDROOM TWO**

**9' 7" x 9' 3 into bay" (2.92m x 2.82m)**

Double glazed bay window to front overview of private front garden. Radiator.

### **BEDROOM THREE**

**11' 6" x 9' 10" (3.51m x 3m)**

Double glazed window to side. Built in wardrobe furniture with further dressing table. Provision for Queen size or larger bed. Radiator.



### **BATHROOM**

**9' 2" x 6' 0" (2.79m x 1.83m)**

Recently re-modelled bathroom (now arranged as shower room). Two obscure oversized double glazed windows to side. Low profile shower tray with shower screen to side, fitted shower. Bathroom furniture with storage and display area, inset wash hand basin. Enclosed cistern WC. Tiled floor. Tiled and aqua boarding walls to shower. Recessed ceiling downlighters. Extractor fan. Flat panelled electric heater.











### **FRONT GARDEN**

Mature screened hedging to front. A deep and wide garden to front, easy maintenance with feature rockery with perennial plants. Dual opening 4ft gates leading to off road parking/hardstanding

### **DRIVEWAY/HARDSTANDING**

Hardstanding to front. Potential parking for several vehicles (subject to consent). 6ft gate access to rear garden.

### **REAR GARDEN**

Enjoying a good degree of privacy with Indian sand stone patio in turn leading onto decorative gravelled garden with feature mature shrub borders. There is a further chalet summer house and storage shed. Screened fence to rear for wheelie bins. Personal access door to rear boundary leading to garage.



### **GARAGE**

Detached oversized garage with power roller door. Access door to side accessing directly into garden.

### **DRIVEWAY/LANE TO REAR**

This service lane to rear allows rear access to several properties for off road parking provision and garages.



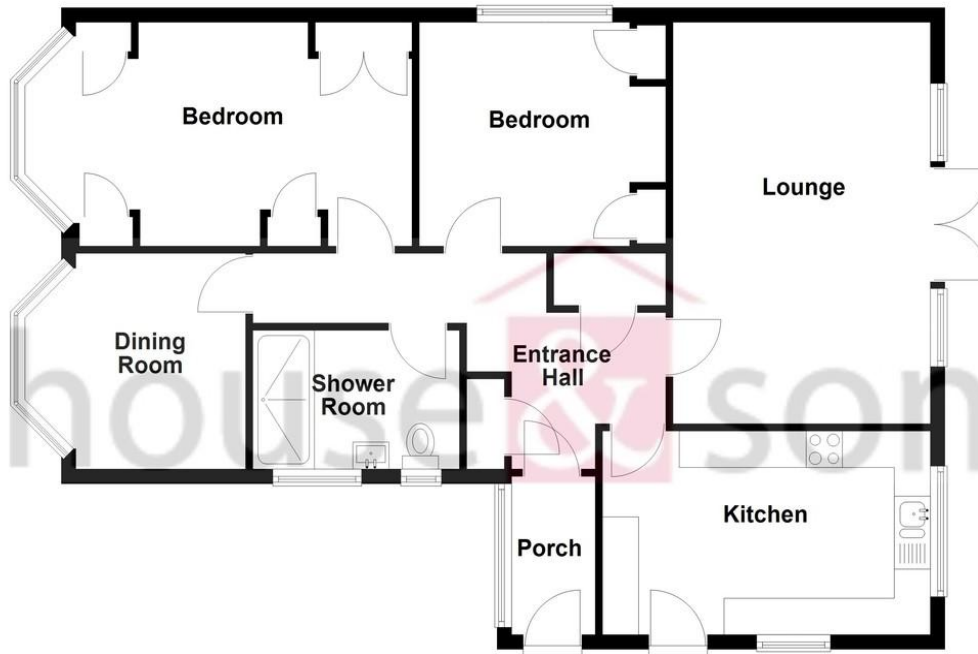
### **DISCLAIMER**

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.

## Ground Floor



Total area: approx. 86.1 sq. metres (927.2 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.



English | [Cymraeg](#)

## Energy performance certificate (EPC)

117 Castle Lane West BOURNEMOUTH BH9 3LG	Energy rating	Valid until:	27 May 2035
	<b>D</b>	Certificate number:	2085-3050-9205-6825-8200

Property type

Detached house