





## HOUSE & SON

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Now Reduced – Guide Price £425,000 – £450,000

An exceptional family home in a sought-after area of Bournemouth - beautifully presented, highly versatile and ready to move straight into.

This is modern family living done properly. Bright spaces, flexible rooms and a layout that simply works.

### Step Inside

A welcoming enclosed porch leads into a bright reception hallway, setting the tone from the outset.

The ground floor reception room is currently arranged as a home office, highlighting the flexibility on offer. Whether you need a fourth bedroom, additional lounge, playroom or workspace, this room adapts effortlessly to your lifestyle.

A convenient ground floor cloakroom adds everyday practicality.

### The Heart of the Home

The open-plan kitchen, dining and snug area is the real showpiece - generous, social and perfectly suited to busy family life.



A modern, well-appointed kitchen with ample work surfaces and storage

Dedicated dining space ideal for family meals and entertaining

A comfortable snug area for relaxing together

It is a space designed for gathering, hosting and unwinding.

Upstairs

Three well-proportioned bedrooms provide comfortable accommodation:

A spacious principal bedroom

A second bedroom with built-in storage

A third bedroom ideal for a child, teenager or home office

The contemporary family bathroom is stylish, practical and well arranged.

Outside

To the front, there is off-road parking.

To the rear, you will find a very large garden - a genuine standout feature. Offering tremendous potential, it provides ample space for landscaping, extension potential subject to planning permission, outdoor entertaining or simply a fantastic area for children to enjoy.



Location

Well positioned for a range of respected local schools including St Mark's Church of England Primary School, Kingsleigh Primary School and Talbot Primary School, as well as the highly regarded Boumemouth School for Girls and Boumemouth School.







Local shops, green spaces and regular transport links are nearby, while Bournemouth town centre and The Triangle provide excellent shopping and dining options. The award-winning sandy beaches are also within easy reach.

The Bottom Line

Now reduced and offering superb value at £425,000 – £450,000, this is a fantastic opportunity to secure a spacious, adaptable and impressive family home in a prime Bournemouth location.

Early viewing is strongly recommended.



#### **ENTRANCE PORCH**

#### **RECEPTION HALLWAY**

**16' 0" x 6' 05" (4.88m x 1.96m)**

#### **GROUND FLOOR WC**

#### **LOUNGE**

**13' 01 into bay" x 12' 01" (3.99m x 3.68m)**

#### **KITCHEN/DINER/SNUG**

#### **KITCHEN AREA**

**16' 02" x 7' 06" (4.93m x 2.29m)**

#### **DINER**

**16' 06" x 8' 0" (5.03m x 2.44m)**

#### **SNUG**

**12' 0" x 10' 11" (3.66m x 3.33m)**



#### **UTILITY**

**8' 01" x 2' 02" (2.46m x 0.66m)**

#### **BEDROOM ONE**

**13' 01 into bay" x 10' 11" (3.99m x 3.33m)**

#### **BEDROOM TWO**

**12' 01" x 10' 11 into wardrobe" (3.68m x 3.33m)**

#### **BEDROOM THREE**

**9' 07 into bay" x 7' 05" (2.92m x 2.26m)**

#### **BATHROOM**

**7' 05" x 5' 05" (2.26m x 1.65m)**

#### **OFF ROAD PARKING**

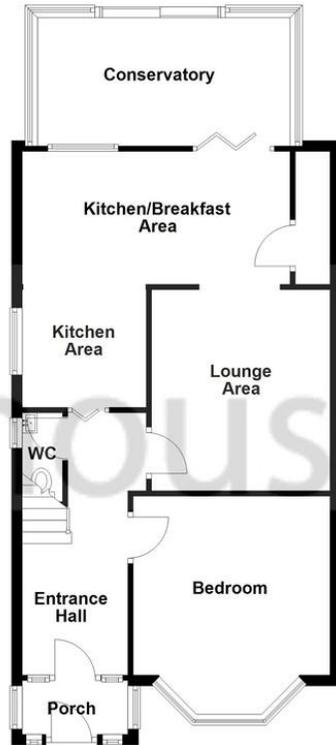
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### Ground Floor



### First Floor



Total area: approx. 113.3 sq. metres (1219.2 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 556009)  
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## Energy performance certificate (EPC)

11 Hawthorn Road BOURNEMOUTH BH9 2QL	Energy rating	Valid until:	11 September 2035
	<b>D</b>	Certificate number:	0300-2702-4510-2695-7401

Property type

Semi-detached house