





## HOUSE & SON

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A charming detached chalet featuring three double bedrooms, flexible living accommodation, and an enveloping garden with driveway and detached garage. The property is set in a sought-after location, close to excellent schools and local amenities.

This inviting home is bathed in natural light thanks to its south-facing kitchen and south-west-facing reception rooms, creating a bright and welcoming atmosphere throughout. An ideal home for families, it offers both comfort and potential - the kind of place where you can imagine gatherings with friends, summer barbecues, fireside marshmallows, and cosy winter evenings with a mug of cocoa and long stories shared.

### Accommodation

A double-glazed porch, with windows to the front, side, and rear, opens into the entrance hall, providing access to the ground-floor accommodation.

The main living room forms the heart of the home - an inviting space for family life or entertaining, with a bi-fold door opening to the garden. A secondary reception/snug (3.11m x 2.63m) offers additional flexibility and direct access to the garden via patio doors.

The kitchen (4.00m x 3.30m) enjoys a southerly aspect, making it naturally bright and cheerful throughout the day.

The ground floor also features two double bedrooms - one to the front (3.70m x 3.48m) and one to the side (3.48m x



2.74m) - alongside a wet room and separate WC.

Upstairs, a suite-style layout offers a generous bedroom area (4.18m x 3.99m) with twin skylights and a lovely open feel, together with a lounge/utility area (3.47m x 2.34m) and a bathroom, completing the first-floor accommodation.

#### Outside

The property enjoys an enveloping garden, providing a wonderful setting for outdoor living and entertaining. A detached garage and driveway offer ample parking, while a summer house with twin patio doors and a front window presents an ideal space for a home office or hobby room. A large pizza oven adds an extra touch for alfresco dining.

#### Location

The home is conveniently positioned close to Castlepoint Shopping Centre, Queen's Park Golf Course, and regular bus routes. It also falls within catchment for several well-regarded schools, including Bournemouth School for Boys and Bournemouth School for Girls. Bournemouth town centre and its award-winning beaches are easily accessible, with the A338 providing straightforward routes for wider travel.

#### Room Measurements

Porch: Windows to the front and side

Entrance Hall: Window to side, open plan, doors to:

WC: Window to side

Wet Room: Window to side



Kitchen: 4.00m (13'2") x 3.30m (10'10")

Reception Area: 5.26m (17'3") x 3.14m (10'3")

Reception / Snug: 3.11m (10'2") x 2.63m (8'8")

Bedroom 1: 3.70m (12'2") x 3.48m (11'5")

Bedroom 2: 3.48m (11'5") x 2.74m (9'0")







Bedroom 3: 4.18m (13'8") × 3.99m (13'1")

Lounge / Utility: 3.47m (11'5") × 2.34m (7'8")

Garage: Window to side, up-and-over door

Summer House: Window to front, two patio doors

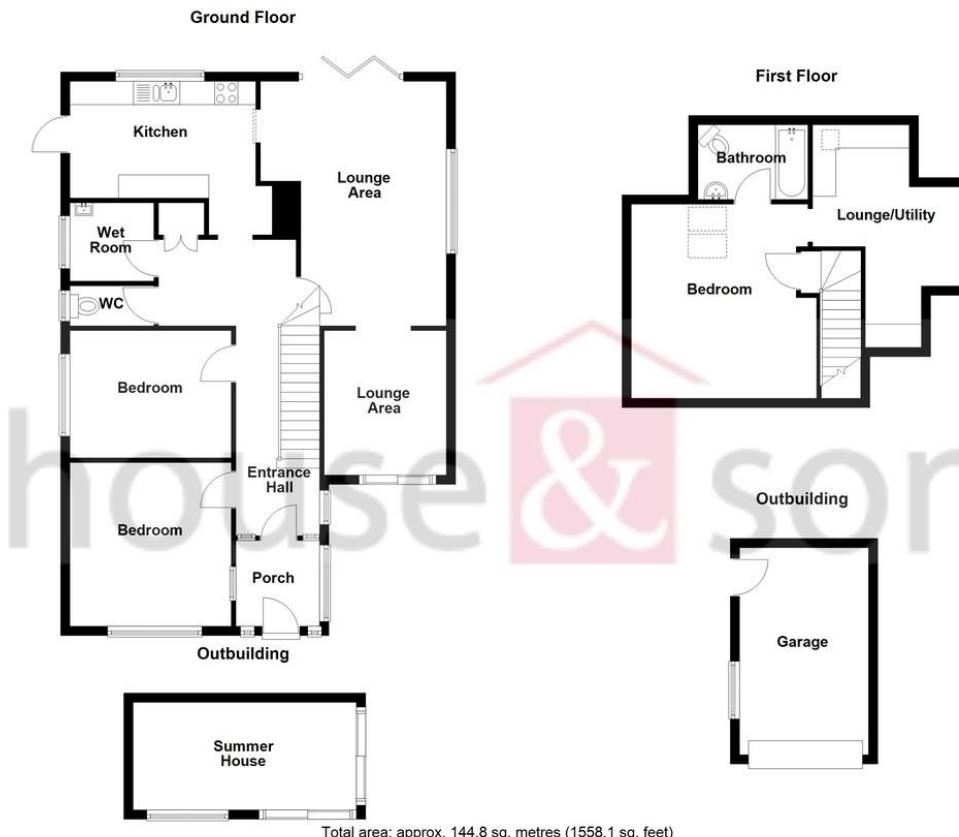
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## Energy performance certificate (EPC)

140 Castle Lane West BOURNEMOUTH BH9 3JZ	Energy rating <b>C</b>	Valid until: 8 October 2035
	Certificate number: 7590-8418-0622-2506-3053	

Property type

Detached house