





HOUSE & SON

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

House & Son are delighted to be able to offer for sale this stunning detached Edwardian home in the sought-after location of Winton. The immediate location supports recreational parks, good primary and secondary schools, shopping and transport links. To the front, there is a block-paved driveway with potential parking for several vehicles. This home is 'turn key' - not to be missed!

What makes this home stunning?... From the outset, the finish throughout, tall ceilings, 28ft x 18ft open planned living room with 'on-point' decoration, modern fitted kitchen with direct access onto the southeast rear garden and an abundance of natural light throughout this home.

The remaining accommodation is well planned with a separate feature lounge to the front of the property, ground floor WC, three double bedrooms and a high specification four-piece bathroom suite.

The garden to the rear is private, lawned and fence enclosed, being south easterly aspect, enjoying the sunny aspect, with a composite decking area abutting the double French doors and a further secluded patio to the rear. An ideal space for 'al-fresco' dining.



ENTRANCE PORCH

Feature original pitched canopy, tiled porch step, and a panelled composite front door.

ENTRANCE HALL

15' 10" x 6' 0" (4.83m x 1.83m)

Impressive entrance hall. Tall ceilings, recessed ceiling downlighters. 'Retro' fit radiators. Stairwell rising to the first-floor landing, with under stair storage.

GROUND FLOOR CLOAKROOM

Modern suite with a low-level WC, wash-hand basin and an obscure double-glazed window to the side.

LOUNGE

14' 10 into bay" x 11' 7" (4.52m x 3.53m)

Deep bay with tall inset double-glazed windows. Feature exposed brick fireplace. 'Retro' fit radiator. Original tall ceiling. Wall light point. Media point.

LIVING ROOM

27' 0" x 18' 0 max L-shaped" (8.23m x 5.49m)

Versatile use of space. Kitchen/diner with a further second lounge to the rear, triple aspect with an abundance of natural light.

KITCHEN AREA

Double-glazed window to the side, natural light. Kitchen cabinets finished in 'grey' comprising a single bowl sink with mixer tap over and a drainer to the side. Fitted eye-level cabinets, complementing fitted base units incorporating drawers, roll top work surfaces over with an extended 'overhang' breakfast bar with pull-up stools and cabinet/storage under. Integrated four-ring gas hob, single electric oven, and chimney filter hood over. Integrated washing machine, space for an integrated tumble dryer.



Space for an oversized fridge/freezer. Double-glazed French doors with direct access onto a private south-easterly aspect garden.

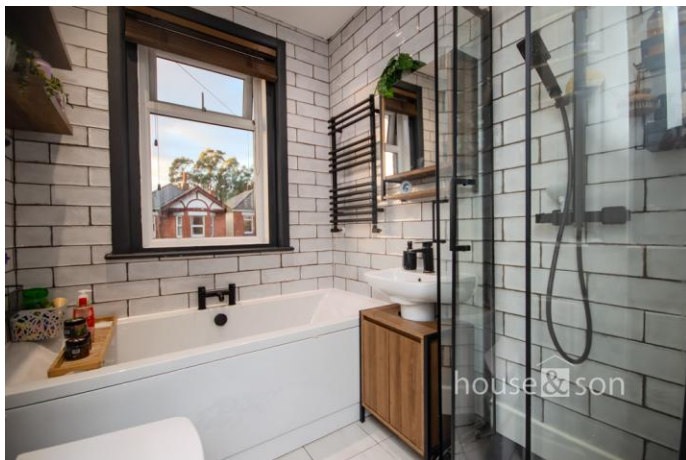
DINING AREA

13' 5" x 10' 0" (4.09m x 3.05m)

The dining area with provision for a good-sized dining table. 'Retro' fit radiator. Square archway to the second lounge.







SECOND LOUNGE

12' 9" x 8' (3.89m x 2.44m)

Dual aspect, views over south easterly aspect, lawned garden 'Retro' fit radiator.

STAIRS TO FIRST FLOOR

Feature newel posts. Stairs to first first-floor landing, handrail bannister. Double-glazed window to the side. built-in storage cupboard. Access to the loft.

BEDROOM ONE

14' 10 max into bay" x 11' 8" (4.52m x 3.56m)

Double-glazed deep bay window to the front with inset double-glazed windows. A natural light and bright space. Radiator. Coved ceiling.

BEDROOM TWO

13' 5" x 9' 2 plus door recess" (4.09m x 2.79m)

Double-glazed window to the rear, view over south easterly aspect, lawned private garden. Radiator.

BEDROOM THREE

10' 8" x 8' 2" (3.25m x 2.49m)

Double-glazed window to the side. Radiator.

BATHROOM

Double-glazed window to the front. Four-piece suite comprising a double-ended bath with centralised taps and a side panel. Hand-held and fixed overhead shower. Brick-style glazed tiled wall. Quadrant shower with thermo 'T'-bar shower. Pedestal wash hand basin. Low-level WC. Recessed ceiling downlighters.

OUTSIDE FRONT/OFF ROAD PARKING

Block paved driveway with provision potentially for two cars. 6ft gate to the side leading through to the rear garden.

REAR GARDEN

South easterly aspect with an entertainment decking to the rear of the kitchen's French doors. The remaining garden is lawned and private with a second patio area to the rear. Perfect for relaxing and 'al-fresco' dining.

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.

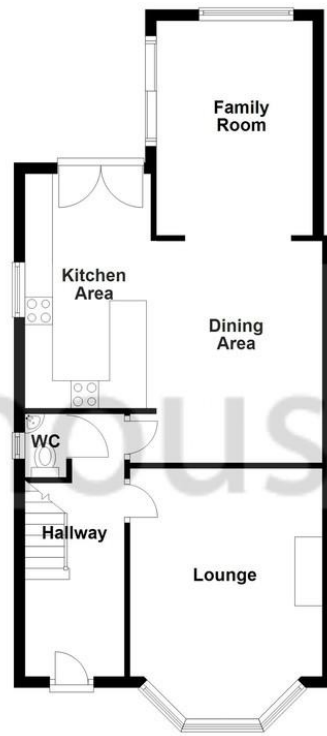
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AGENT'S NOTE

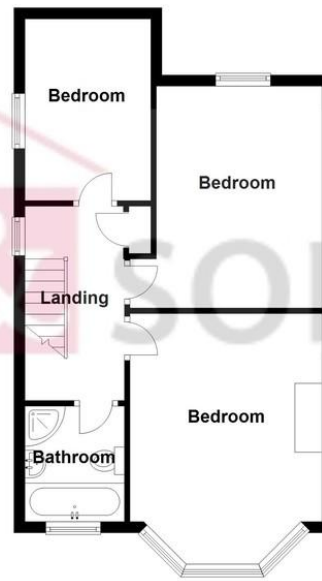
Guide Price £410,000 - £415,000.



Ground Floor



First Floor



Total area: approx. 105.9 sq. metres (1139.9 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 (Tel: 01202 556006)
Plan produced using PlanUp.



Energy performance certificate (EPC)

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|---|---------------|---------------------|--------------------------|
| 51 Ripon Road BOURNEMOUTH BH9 1QY | Energy rating | Valid until: | 25 November 2035 |
| | C | Certificate number: | 9310-2466-3590-2925-6671 |

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|------------------|-------------------|
| Property type | Detached house |
| Total floor area | 106 square metres |