







## HOUSE & SON

A well cared for three or four bedroom semi-detached family home, offered in very good order throughout and ready for immediate occupation. The property enjoys a practical layout, a west facing rear garden and a convenient position close to Winton High Street.

The accommodation is approached via a panel glazed front door opening into a welcoming entrance hall, with space to greet guests and doors leading to the main ground floor rooms.

To the front of the property is a comfortable snug, created by subdividing the original living space. With a double glazed bay window, this room works well as a cosy sitting room, television room or quieter retreat away from the main living areas.

To the rear of the house is an open plan dining room and kitchen, forming the heart of the home and a space well suited to both everyday living and entertaining. The dining area enjoys a pleasant outlook over the rear garden and opens directly into the kitchen, which is fitted with a good range of wall and base units providing ample storage and work surface space. The kitchen includes a sink unit, hob with extractor hood, oven and space and plumbing for a washing machine, with double glazed windows to the side elevation.

From the dining area, doors lead into the conservatory, which provides additional usable living space and enjoys views across the garden, with direct access outside.

Also on the ground floor is a versatile room measuring approximately nine feet six inches by six feet eight inches, suitable for use as a fourth bedroom, home office or study.



This room benefits from dual aspect double glazed windows, a radiator and access to loft storage.

Stairs rise from the entrance hall to the first floor landing, which provides access to all first floor accommodation and the loft space.

The main bedroom is a well proportioned double room positioned to the front of the property, featuring a bay window and an additional window allowing plenty of natural light. Bedroom two is another good sized double room with a window to the side elevation, while bedroom three is a comfortable room overlooking the rear garden.

The family bathroom is fitted with a modern white suite comprising a bath with glazed shower screen and thermostatically controlled shower, close coupled toilet and a vanity wash hand basin with storage beneath. The room is fully tiled and finished with inset ceiling spotlights, extractor fan and a heated towel rail. An airing cupboard houses the gas combination boiler and provides useful storage.

Outside, off road parking is provided to the front of the property. A side pathway and timber gate lead through to the rear garden.

The rear garden is a particular feature, enjoying a west-facing aspect and making the most of afternoon and evening sun. Immediately to the rear of the property is a decked seating area, with the remainder of the garden mainly laid to lawn, interspersed with established flower and shrub borders and enclosed by timber fencing. To the far end of the garden, there is a substantial brick built storage shed.



#### **ENTRANCE HALL**

**13' 6" x 12' 2" (4.11m x 3.71m)**

#### **DINING ROOM**

**13' 8" x 13' 7" (4.17m x 4.14m)**

#### **KITCHEN**

**12' 3" x 7' 8" (3.73m x 2.34m)**

#### **STUDY/GROUND FLOOR BEDROOM FOUR**

**9' 6" x 6' 8" (2.9m x 2.03m)**









### **CONSERVATORY**

**16' 2" x 5' 0" (4.93m x 1.52m)**

### **STAIRS TO FIRST FLOOR LANDING**

### **BEDROOM ONE**

**14' 1" x 13' 6" (4.29m x 4.11m)**

### **BEDROOM TWO**

**12' 4" x 7' 8" (3.76m x 2.34m)**

### **BEDROOM THREE**

**8' 8" x 6' 5" (2.64m x 1.96m)**

### **BATHROOM**

### **DISCLAIMER**

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## Energy performance certificate (EPC)

12, Woodend Road BOURNEMOUTH BH9 2JQ	Energy rating	Valid until:	24 March 2029
	<b>C</b>	Certificate number:	0529-2816-7023-9921-8401

Property type

Semi-detached house

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