





HOUSE & SON

House & Son are delighted to be able to offer this attractive detached, red-brick elevation family home, situated in 'the premier' cul-de-sac at Muscliffe Park. This property is 'one owner from new' and offered with no forward chain. The accommodation is well-proportioned, comprising spacious reception hall, ground floor cloakroom, two separate reception rooms with the lounge to the rear of the property, overlooking lawned private rear garden and arboretum. The local area is popular with all age groups from couples, families and retiring patrons, owing to local shopping at Castlepoint, good schooling, recreational parks and Stour nature reserve with river walks. This home is highly recommended!

ENTRANCE HALL

13' 10" x 8' 1 plus" (4.22m x 2.46m)

A bright and spacious reception hall. Radiator. All principal rooms leading off. Understair storage. Obscure double glazed window to the front.

GROUND FLOOR CLOAKROOM

Obscure double glazed window to the side. Low level WC. Wall mounted wash hand basin. Radiator.

LOUNGE

15' 1" x 14' 10" (4.6m x 4.52m)

Feature room with oversized double glazed patio doors, overlooking the private, non-overlooked rear garden, with mature tree outlook. Feature fireplace surround. Two radiators. TV aerial connection point. Wall light points.

DINING ROOM

12' 2" x 10' 0" (3.71m x 3.05m)

Double glazed bow bay window to the front with view over lawned garden and cul-de-sac. A light and airy room.



Radiator.

KITCHEN/BREAKFAST ROOM

13' 7" x 11' 9" (4.14m x 3.58m)

Double glazed window to the rear with view over established rear garden and arboretum. Twin bowl stainless steel sink unit and drainer with mixer taps over. Fitted eye level units, fitted base units incorporating drawers, work top surfaces over, part tiled walls. Space for cooker, gas/electric point. Space and plumbing for washing machine, space for slimline dishwasher. Radiator. Undercounter fridge and separate freezer. Wall mounted gas fired boiler. Provision for table and chair set. Panelled and double glazed door to the side access.

STAIRS TO FIRST FLOOR LANDING

Accessed via entrance hall. Communicating first floor reception landing, all principal rooms leading off. Access to loft. Airing cupboard, pre-lagged tank fitted immersion, pinewood shelving.

BEDROOM ONE

15' 3" x 14' 0" (4.65m x 4.27m)

Double glazed picture window to the rear, view over private garden and arboretum to the rear. Radiator. Built in double wardrobe.

EN-SUITE

7' 2" x 6' 7" (2.18m x 2.01m)

Obscure double glazed window to the rear. Three piece suite. Tiled walls. Radiator.

BEDROOM TWO

17' 4 to back wardrobe" x 10' 7" (5.28m x 3.23m)

Two double glazed windows to the front with view over cul-de-sac. Radiator. Built in recessed double wardrobe.



BEDROOM THREE

10' 0" x 7' 5 plus door recess" (3.05m x 2.26m)

Double glazed window to the rear with view over lawned garden. Radiator.

BEDROOM FOUR

10' 5" x 7' 5" (3.18m x 2.26m)

Double glazed window to the front view over cul-de-sac. Radiator. Built in wardrobe.







BATHROOM

7' 7" x 6' 3 max" (2.31 m x 1.91 m)

Obscure double glazed window to the side. Three piece suite. Radiator. Part tiled walls.

DRIVEWAY

Parking for several vehicles. Double width drive way leading to double garage.

DOUBLE GARAGE

17' 8 depth max" x 16' 5 width" (5.38m x 5m)

Power 'up & over' door. Personal door, access to the rear garden. Power and lighting.

REAR GARDEN

The rear garden is fence enclosed, allowing a good degree of privacy. Patio and lawned. There is a wooded 'backdrop'/arboretum. In House & Son opinion - a 'tranquil' setting.



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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Main area: Approx. 132.7 sq. metres (1428.8 sq. feet)
Plus garages, approx. 27.3 sq. metres (293.4 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 556009)
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Energy performance certificate (EPC)

27 Sandringham Gardens BOURNEMOUTH BH9 3QW	Energy rating	Valid until:	16 March 2036
	C	Certificate number:	9233-3060-1207-1606-2204

Property type

Detached house