





## HOUSE & SON

This traditional Cricca 1930's, detached three-bedroom house, has been completely renovated throughout by its current owners over the last few years. The total renovation of this property includes all new windows, rendering, electric consumer unit, gas-fired boiler and radiators, with Hive system, kitchen, with underfloor heating, utility room, bathroom and ground floor cloakroom.

The heart of this home is the extended open planned living area which comprises the kitchen/dining area with a sitting area just off of. The quality of the finish is apparent throughout, with the quad-folding doors bringing the outside in. A top-of-the-range fitted kitchen, with stunning quartz worktops and fully integrated appliances, is an absolute statement piece. Enhanced by the beautiful island. The Karndean flooring adds a sense of timeless class, as does the subtle choice of lighting fittings and on-point tiling. With the two Velux skylights, complete with blinds, and the aforementioned quad-folding doors, this room is bathed in natural light. The utility room has space and plumbing for a washing machine and tumble dryer and provides further storage. There is also a UPVC double-glazed door to the side alley way.



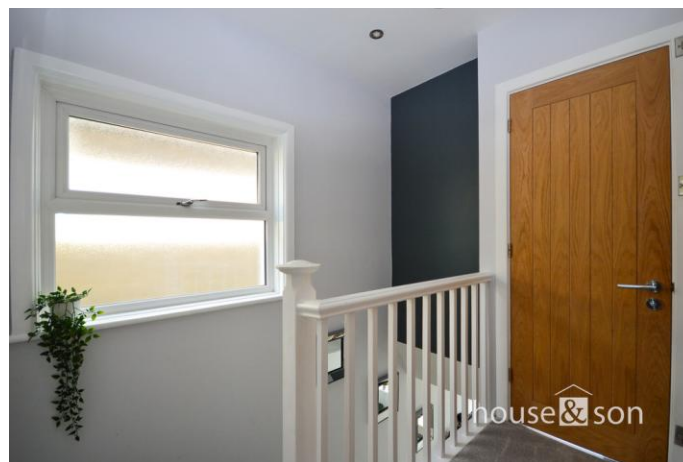
The reception hallway is spacious and bright and provides an inviting reception space with a continuation of the Karndean flooring. With access to the lounge, ground floor WC and the stairs to the first floor. The extended lounge has an ideal work-from-home space, shutter blinds, a radiator and recessed spotlights. The ground floor WC, has a floating wash hand basin, with a tiled splash back, low-level WC, and extractor fan and also houses the electrical consumer unit.

All three first-floor bedrooms feature shutter blinds and on-point decor. The modern fitted bathroom has fully tiled walls and floors. With a white three-piece suite, comprising a bath with a complimentary tiled side panel, glass shower screen to side, chrome mixer taps and a T-bar shower. The floating washing hand basin has storage underneath, chrome mixer taps and an electric demister mirror over.

Externally to the front, there is off-road parking, gated access to the side and a drop-down kerb. The westerly facing rear garden is a relaxing and social space, with a contemporary patio area abutting the open planned living area, lawn and being fence enclosed to the north and south. The westerly elevation features a rendered wall. Storage shed.

The property genuinely offers a turn-key purchase for any applicant. With every aspect of this home already having been completely transformed and improved.







## ENTANCE HALL

### LOUNGE

16' 10 max into bay" x 12' 3" (5.13m x 3.73m)

### OPEN PLAN LIVING/KITCHEN/FAMILY ROOM

18' 11" x 11' 11" (5.77m x 3.63m)

### SITTING AREA

11' 1" x 8' 6" (3.38m x 2.59m)

### FIRST FLOOR LANDING

Window to side elevation.



### BEDROOM ONE

13' 6 max into bay" x 12' 0" (4.11m x 3.66m)

### BEDROOM TWO

12' 0" x 11' 2" (3.66m x 3.4m)

### BEDROOM THREE

8' 9" x 7' 5" (2.67m x 2.26m)

### BATHROOM

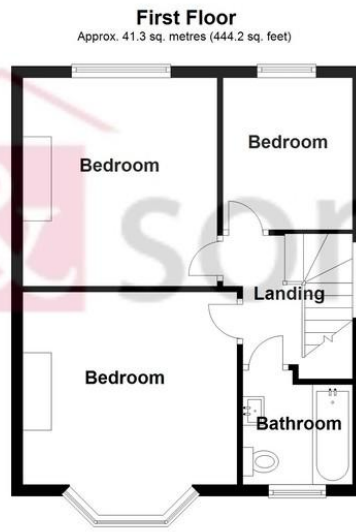
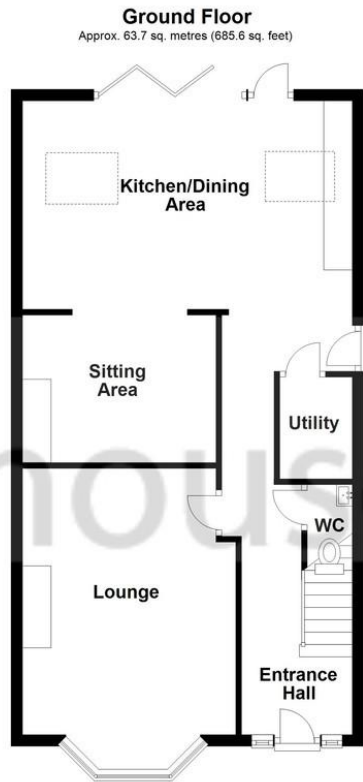


### AGENT'S NOTE

The sizes of the internal rooms are approximate and is a guide only.

### REAR GARDEN

### FRONT GARDEN



Total area: approx. 105.0 sq. metres (1129.8 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		67	82
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		62	78
	EU Directive 2002/91/EC		