





ENCLOSED PORCH

Dwarf walls, double glazed windows to side, inset double glazed porch door. Provision for shows/coats etc. Feature entrance front door with leaded and stained glass side panels.

ENTRANCE HALL

15' 10" x 8' 9" (4.83m x 2.67m)

A particularly inviting feature with oak style wooden flooring. Feature newel posts with "arts and crafts" banister and spindles. Further original features of picture rail and naturally coved ceilings. Radiator.

GROUND FLOOR WC

Obscure double glazed window to side. Low level WC. Corner wash hand basin. Recessed ceiling downlighters.

LOUNGE

16' 6 into bay" x 12' 0" (5.03m x 3.66m)

An impressive room with inset double glazed French doors accessing into conservatory, complementing double glazed side panel windows. Oak wood flooring. Radiator. Tall ceilings and a light airy feel. TV media connection point.

CONSERVATORY

11' 5" x 10' 9 plus recess" (3.48m x 3.28m)

Ceramic tiled floor. Radiator. Inset double glazed French doors opening onto block paved patio and lawned garden. Floor to ceiling double glazed windows with pitched roof covering. Ceiling fan.

DINING ROOM

14' 1 into bay" x 12' 5" (4.29m x 3.78m)

Double glazed bay window to front. Oak wood flooring. Radiator.



KITCHEN/BREAKFAST ROOM

17' 7 max" x 9' 0" (5.36m x 2.74m)

Dual aspect, double glazed window to side and dual opening double glazed French doors onto westerly aspect lawned and established gardens. One and half bowl stainless steel sink unit and drainer. Fitted eye level units, further fitted range of base units incorporating drawers, roll top work surfaces over. Built in complementing larder/storage cabinets. Inset four ring gas hob, chrome plate splashback upstand, chimney style cooker filter hood over. Space and plumbing for washing machine, space and plumbing for dishwasher. Space for fridge/freezer. Radiator. Recessed ceiling downlighters. Concealed wall mounted gas fired boiler, hot water cylinder fitted immersion, 24 hour LCD timer control.

STAIRS TO FIRST FLOOR LANDING

Feature stairwell with newel posts and "arts and crafts" design spindles, hand rail bannister. Obscure double glazed window to side. All principle rooms leading off this reception landing. Picture rail. Radiator. Access to loft.

BEDROOM ONE

17' 3 into bay" x 12' 0" (5.26m x 3.66m)

Double glazed bay window to rear with outlook over westerly aspect lawned and non overlooked rear garden. Radiator. A wide and deep bedroom with bright and airy atmosphere.

BEDROOM FOUR/EN-SUITE

9' 0" x 7' 6 plus recess" (2.74m x 2.29m)

A high specification shower room with tiled walls to principle area and fully tiled "brick" design tiles to shower. Oversized walk in shower with glazed screen, overhead and hand held shower attachment. Wall mounted "traditional" contemporary wash hand basin. Low level WC. White with grey marble tiled floor. Double glazed window to rear.



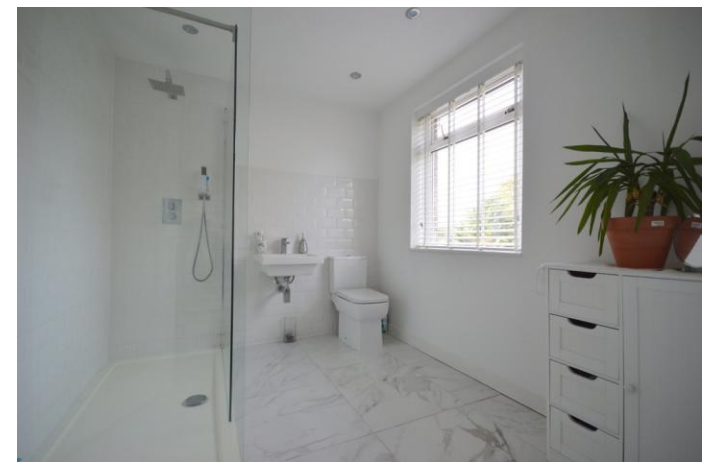
Recessed ceiling downlighters.

BEDROOM TWO

14' 8 into bay" x 9' 6 into bay" (4.47m x 2.9m)

Double glazed window to front. Radiator. Built in range of floor to ceiling wardrobes.







BEDROOM THREE

10' 8 back to wardrobes" x 9' 6 into bay" (3.25m x 2.9m)

Double glazed bay window to front. Radiator. Built in wardrobes and "floating shelving". Outlook over Namu Road.

BATHROOM

6' 2" x 6' 2" (1.88m x 1.88m)

High specification bathroom with "Riven" finished tiled walls and floor finished in grey. Deep bath, mixer taps over, shower attachment, "floating" wall mounted wash hand basin. Low level WC. Tiled floor with upstands, heated towel rail.



FRONT GARDEN

Easy maintenance with pathway to front door and access to side.

REAR GARDEN

Westerly aspect with established block paved patio abutting the conservatory and kitchen/breakfast room. The garden is enclosed by fencing with a mature screened hedging to rear, good size and non overlooked. 75ft depth x 34ft width approximately.

DRIVEWAY

6' 10 width approximately" (2.08m)

Driveway to side extending through 6ft wooden gates to detached garage.

IN AND OUT DRIVEWAY

32' 0 width" x 22' 0 depth approximately" (9.75m x 6.71m)

Swing in and out driveway. Dual dropped kerb. Additional parking if required and a great feature for arriving and exiting the property.

GARAGE

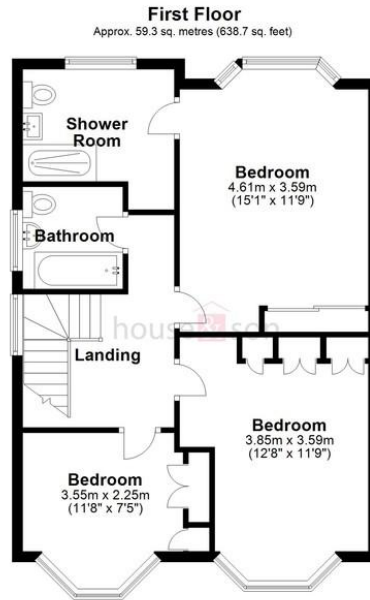
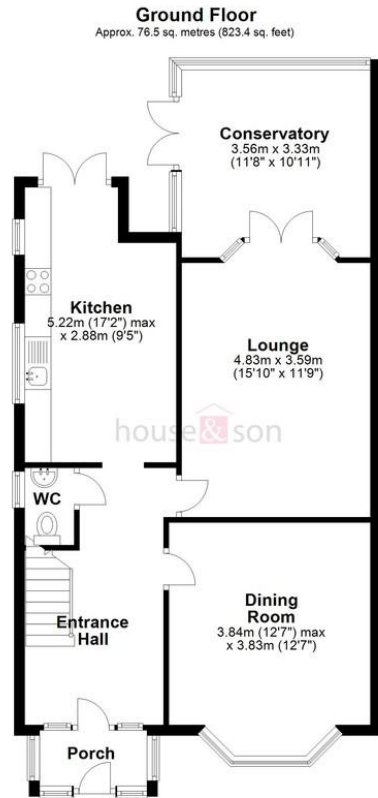
17' 0 depth" x 9' 8 width" (5.18m x 2.95m)

Detached single garage. Up and over door. Power and light.

POTTING SHED/GARDEN STORAGE

9' 6" x 9' 5" (2.9m x 2.87m)

Abutting the rear of the detached garage. This room has its own access door and window.



Total area: approx. 135.8 sq. metres (1462.2 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.



EPC Rating - E (2014)