





HOUSE AND SON

Freehold, guide price £340,000 - £350,000. House and Son are delighted to be able to offer for sale this detached bungalow finished to a high specification. The property comprises three double bedrooms, lounge/family room with direct access to westerly aspect rear garden. The kitchen/diner and family room have a light and airy feel, being orientated to the rear of the property and accessing directly on to WESTERLY ASPECT lawned private garden. Complementing this home, is the presentation of the internal and external finishes including the recently built detached garage. Good school catchments. The property is situated within close proximity to local shopping, choice of local primary and secondary schools, recreational grounds and travel links to further afield. Viewing comes highly recommended.

RECESSED PORCH

Composite panelled door to

ENTRANCE HALL

Oakwood flooring. Radiator. "L" shaped spacious reception hall. Recessed ceiling downlighters. Access to loft.

LIVING/FAMILY ROOM

Overall, the WESTERLY ASPECT lounge, dining and high specification fitted kitchen have a "flow" throughout linking all areas, forming a versatile space for all the family to interact.

LOUNGE

13' 0" x 11' 7" (3.96m x 3.53m)

Dual aspect with direct access onto westerly aspect lawned private garden. Radiator. A bright and inviting space. Feature fireplace with step up marble hearth. Media area. Coved ceiling. Square arch to



DINING ROOM

10' 10" x 10' 0" (3.3m x 3.05m)

Oakwood flooring. Radiator. Recessed ceiling downlighters. Square arch directly linking to the kitchen.

KITCHEN

10' 10" x 10' 0" (3.3m x 3.05m)

The kitchen is finished to a high specification. Single deep bowl sink with drainer and mixer taps over. Feature tiled walls, fitted eye level units finished in high gloss white, under cabinet lighting. Further fitted base units finished in high gloss grey. A stunning combination of coloured cabinets with further attention to detail, "Bosch" double oven, inset five ring "Bosch" gas hob with "Bosch" extractor hood. Wood "butchers block" work surfaces. Brushed chrome, electrical socket points. Space for American style fridge/freezer. Space and plumbing for washing machine. Obscure double glazed door accessing onto WESTERLY ASPECT garden with double glazed window to side. Recessed ceiling downlighters. Coved ceiling. Oak wood flooring.

BEDROOM ONE

13' 0 into bay" x 10' 9" (3.96m x 3.28m)

Double glazed bow bay window to front with outlook over easy maintenance deep forecourt parking. Radiator. Coved ceiling.

BEDROOM TWO

12' 2 into bay" x 10' 10" (3.71m x 3.3m)

Double glazed bow bay window to front. Radiator. Coved ceiling.

BEDROOM THREE

10' 0" x 7' 6" (3.05m x 2.29m)



Double glazed window to side. Radiator. Recessed ceiling downlighters.

BATHROOM

9' 5" x 5' 8" (2.87m x 1.73m)

High specification bathroom. Tiled walls, inset mosaic tiled mid section border. Tiled floor. "P" shaped shower, bath, over head shower, folding shower screen, chrome taps. Pedestal wash hand basin, low level WC. Built in storage. Heated towel rail. Extractor fan. Recessed ceiling, LED downlighters.







FRONT GARDEN

The front garden is easy maintenance with front boundary walls enclosures. Currently arranged for easy, casual parking. Approximately 34ft width x 22ft depth.

DRIVEWAY TO SIDE

Approximately 8ft width block paved driveway. Dual opening gates extending through to

GARAGE

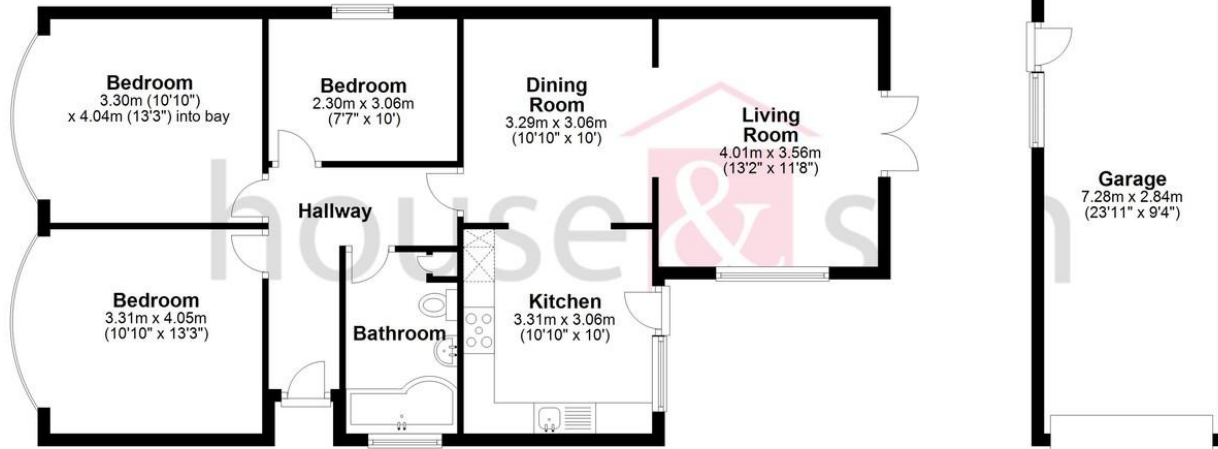
Recently built detached garage with pitched roof. Power and lighting.

REAR GARDEN

Westerly aspect garden. There is a wrap around timber decking entertainment area to rear and side of the property. The remaining garden is lawned with established shrub borders and fence enclosures.



Ground Floor



EPC rating - D

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