

26, Highfield Road, Bournemouth, BH9 2SG



Property overview

Guide Price £430,000

An extensively & sympathetically upgraded, characterful 3 double bedroom detached house in Highfield Road, Moordown, Bournemouth.

Convenient for Redhill Park (0.5 miles), Popular shops, restaurants and amenities of Winton High Street (0.3 miles), prestigious pre, primary and academy schools, Bournemouth University (1.4 miles) and further afield, Bournemouth (2.9 miles), Southbourne (4.6 miles) and Poole (5.2 miles).

The accommodation offers an entrance porch, entrance hall with an under-stairs WC and storage, lounge and an open plan kitchen/breakfast/dining/living room with bifolds out onto the South facing patio and rear garden on the ground floor.

Upstairs, there are three double bedrooms and a family bathroom.

The property also benefits from UPVC double glazing and gas-fired central heating with modern Nest programming, and hard-wired Cat 5 Ethernet.



Accommodation

Front External:

Front garden section enclosed by low-level wall, fence and foliage, laid to concrete and part shingle, UPVC glazed door to:

Entrance Porch: 7' 10" x 4' 2" (2.39m x 1.27m)

Windows to front and side aspects, obscured windows and UPVC front door to:

Entrance Hall: 16' 1" max x 9' 0" max into stairwell (4.90m x 2.74m)

Smoke alarm, picture rail, stairs to first floor, Nest thermostat control, radiator, obscured window onto dining area, wired CAT 5 Ethernet, doors to accommodation and door to:

Downstairs WC: 3' 8" x 2' 6" (1.12m x 0.76m)

Obscured window to side aspect, wash hand basin, WC, opening to:

Understairs Storage: 4' 10" x 2' 9" (1.47m x 0.84m)

Sloped ceiling with stairs, housing consumer unit and internet points, providing storage.

Open Plan Kitchen/Breakfast/Diner/Living: 21' 0" max x 20' 0" max (6.40m x 6.09m)

Kitchen Area: 16' 5" x 9' 11" (5.00m x 3.02m)

Spotlights, window to side aspect, composite worktop, kitchen island (with integral oven/grill with ceramic hob and ceiling mounted extractor over), range of eye and base level units, integrated appliances (fridge/freezer, washing machine, dishwasher), stainless steel sink/drainage with mixer tap over, vertical radiator, bifold doors to patio/garden, open plan with:

Breakfast/Dining/Living Area: 20' 0" x 11' 6" (6.09m x 3.50m)

Spotlights, 2 x vertical radiators, obscured windows to side aspect, feature fireplace with log burner and tiled hearth, laminate flooring, 2 wired CAT 5 Ethernet points, bifold doors to patio/garden.

Lounge: 14' 9" max into bay x 13' 6" max (4.49m x 4.11m)

Picture rail, bay window to front aspect, feature fireplace with wood burner and tiled hearth, vertical radiator, wired CAT 5 Ethernet.

First Floor Landing: 9' 7" max x 6' 11" max into stairwell (2.92m x 2.11m)

Picture rail, window to side aspect, split level, doors to accommodation.

Bedroom One: 15' 0" max into bay x 13' 7" max (4.57m x 4.14m)

Bay window to front aspect, picture rail, vertical radiator, feature fireplace with tiled hearth, wired CAT 5 Ethernet, carpet.

Bedroom Two: 13' 0" x 11' 6" max (3.96m x 3.50m)

Hatch with ladder to loft (part boarded with light point), picture rail, window to rear aspect, vertical radiator, wired CAT 5 Ethernet, feature fireplace with tiled hearth.

Bedroom Three: 9' 6" x 9' 0" (2.89m x 2.74m)

Picture rail, wired CAT 5 Ethernet, window to rear aspect, vertical radiator.

Bathroom: 6' 11" x 6' 2" (2.11m x 1.88m)

Obscured window to front aspect, fully tiled walls and floor, panelled bath (taps and mixer shower controls with handheld attachment and glazed folding door over), wash hand basin with storage below, WC.

Rear External:

South facing, enclosed by foliage, wall and fence, patio area, mainly laid to lawn, side path and gate to front, small summer house, double doors to garage (currently used for storage).

Agents Note Regarding Works by the Current Vendor:

Renovated bathroom (2014), first floor rooms and lounge renovated (re-plastering and redecoration - 2015/16), log burner & liner in lounge fitted - regularly swept (2015), kitchen fitted / wall removed / existing extension roofline modified / bifold doors installed - all with building regs (2016-17), kitchen window and 2 back bedroom windows replaced (2017), log burner & liner in kitchen fitted / new boiler, more windows fitted - lounge, cloakroom, front bedroom, bathroom and first floor landing (2018).

House has full fibre internet connection - speeds of 900mb up and down available. Wired network points in every room with cable running to downstairs cupboard to main internet connection.

Photography















Floor Plan

EPC



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