







## HOUSE & SON

House & Son, Residential Sales, Lettings, Property Management, Surveys & Valuation. Leading Independent Property Professionals Since 1939.

House & Son are delighted to be able to offer for sale this modern three bedroom semi-detached house in the popular East Way/Castle Lane location of Bournemouth.

The local area supports both primary and secondary schools including Grammar, along with recreational facilities, Stour nature reserve, Castlepoint shopping centre and road travel links to further afield.

This home benefits from a spacious lounge, an 18ft kitchen/diner, porch/utility area, three first floor bedrooms, modern shower room and separate WC.

Externally, situated in a cul-de-sac location with easy maintenance private front and rear gardens with mature screen hedges.

To the rear of this home, is a 'service lane', affording direct access into the rear garden with benefits of a detached garage with 'up and over' door. There is a further brick built attached storage room to side with versatile usage.

A home for all, including first time buyers, couples and families and within close distance to all local facilities. Not to be missed!

## ENTRANCE PORCH

**5' 0" x 3' 6" (1.52m x 1.07m)**

UPVC panelled porch door with double glazed insert.

Entrance porch with tiled floor, provision for shoes and coats etc. Double glazed windows to side, dwarf walling, part



glazed wooden front door into entrance hall.

### **ENTRANCE HALL**

Radiator storage. Understair storage, further provision for shoes coats etc.

### **LOUNGE/DINER**

**17' 9" x 10' 1" (5.41m x 3.07m)**

Double glazed window over viewing easy maintenance private front garden. Radiator. TV media point, telephone connection point. Wooden surround fire place with 'terrazzo' effect hearth .

### **KITCHEN/DINER**

**18' 0" x 12' 8 max" (5.49m x 3.86m)**

'L'-shaped kitchen/diner. Double glazed window to front, double glazed window to rear, overview of front and rear gardens. One and a half bowl stainless steel sink, eye level units incorporating several glass fronted displays. Fitted base units incorporating drawers, work top surfaces over and part tiled walls. Inset space for gas cooker. Space for washing machine, space for fridge/freezer. Radiator. Tiled floor.

Dining area: Tiled floor. Radiator. Further double glazed window to front overlooking private outlook over front garden.

Double glazed door access from 'L'-shaped kitchen going into outer porch area.

Agent's note: Potential to re-design the rear of this area to form a ground floor WC and looby.

### **OUTER PORCH**

**8' 4" x 5' 0" (2.54m x 1.52m)**

Outer porch area for general storage. Double glazed window



to side, sliding large patio door with direct access onto private rear garden.

### **STAIRS TO FIRST FLOOR**

Stairs rising to first floor landing with hand rail, newel post and spindles. Landing area with access to all rooms and with access to loft. Linen cupboard housing gas fired combination boiler.









### **BEDROOM ONE**

**11' 0" x 10' 0" (3.35m x 3.05m)**

Double glazed window to front overlooking cul-de-sac. Built-in wardrobe with three-door wardrobe and drawers hanging rail and shelving. Radiator.

### **BEDROOM TWO**

**12' 0" x 9' 3" (3.66m x 2.82m)**

Double glazed window to front with view over the cul-de-sac and 'the green' of Mallard Road Easy maintenance front garden. Radiator. Coved ceiling.

### **BEDROOM THREE**

**9' 0 max" x 6' 10 overall room size" (2.74m x 2.08m)**

Double glazed window to rear with outlook over low maintenance garden. Radiator. Built in wardrobe/organiser with hanging rail organizer and general storage. Coved ceiling.

### **SHOWER ROOM**

**5' 8" x 5' 6" (1.73m x 1.68m)**

Bathroom currently arranged with large oversized Quadrant shower with sliding glazed doors enclosures and contrasting tiled wall. Vanity unit with insert wash hand basin and storage under. Heated chrome towel rail. Medicine cabinet. Obscure double glazed window to rear aspect overlooking rear garden.

### **SEPARATE WC**

Double glazed window to rear aspect. Low level WC.

### **FRONT GARDEN**

Front pathway to front gate. Private hedging easy, low maintenance front garden. Storage area. Pathway to front door.

### **REAR GARDEN**

There is a good size rear garden, gravelled and easy maintenance. Laurel hedge screening to rear. Personal 6ft gate access.

### **OUTBUILDING**

**16' 10" x 7' 1" (5.13m x 2.16m)**

Attached outbuilding. Double glazed windows to front and side. Power and light.

### **PARKING/GARAGE**

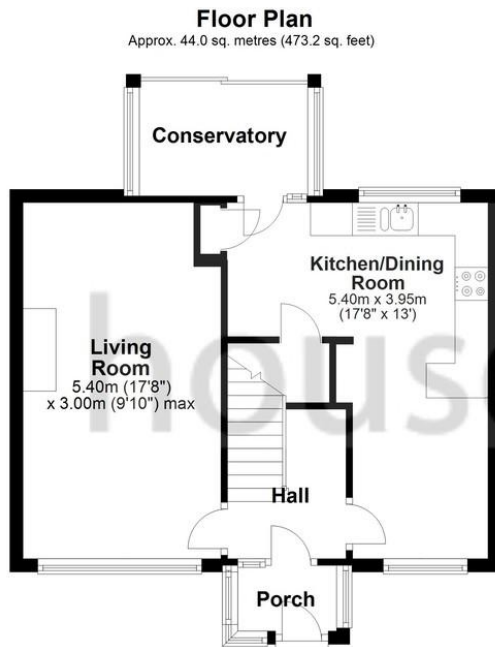
Service lane to rear of 55 Mallard Road.

### **GARAGE**

Single detached modern pitched roof garage, 'up and over door'. Further parking, if required, by utilising part of the gravelled rear garden.







Total area: approx. 79.7 sq. metres (857.5 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.



English | [Cymraeg](#)

## Energy performance certificate (EPC)

55 Mallard Road BOURNEMOUTH BH9 9PJ		Energy rating <b>D</b>	Valid until:	25 February 2035
			Certificate number:	2168-3047-4202-9555-2204
Property type		End-terrace house		
Total floor area		74 square metres		