







## HOUSE & SON

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A 'stunning family home' in the sought after Northbourne location of Bournemouth. The current seller has modernised this home throughout and created a highly desirable home which includes two storey pitched roof extension to rear. The 30ft x 18ft max living room is a fantastic feature with bi-fold doors accessing onto a south easterly aspect lawned garden to rear. The living room is filled with natural light. There is a ground floor cloakroom, separate utility room and further lounge/work from home reception room to the front of the property.

The first floor layout is an easy flow with a master bedroom and en-suite, three further good size bedrooms and a high specification family bathroom.

Externally this home boasts parking for several vehicles and a generous size lawned garden to rear with further decking entertainment area. There are two outbuildings, currently being utilised as gym/storage/work from home.

This family home is situated in a highly desirable location being close to recreational parks, schooling for all ages and local shopping.

This seller has found a home to move to... Not to be missed!



### FEATURE PORCH

Composite front door with leaded windows to side. Feature port hole window with leaded and stained glass design.

### ENTRANCE HALL

**14' 6" x 6' 5" (4.42m x 1.96m)**

Spacious reception hall. Decorative radiator cover. Coved ceiling. Understair pull-out storage.

### GROUND FLOOR CLOAKROOM

Modern contemporary suite with double glazed window. Low level WC, wall mounted wash hand basin. Recessed ceiling downlighters.

### LIVING ROOM/DINING ROOM/KITCHEN

**31' 3" x 18' 0 max" (9.53m x 5.49m)**

Feature room with view over the south easterly aspect garden. Bi-fold doors and modern finishes complements this stylish living space with an abundance of space and natural light. The living room easily identifies with family lounging area. The dining area with provision for table and chair set and a recently remodelled kitchen installation. The kitchen is finished in light grey with work top surfaces, Extensive range of eye level units, complimenting base units incorporating drawers. Generous storage. Integrated dishwasher, five ring gas hob, cooker filter hood over, double oven and pull-out spice rack. Integrated full height fridge and separate freezer. Zoned recessed lighting to finish the relaxed nature of this feature family room.

### UTILITY ROOM

Stainless steel sink unit and drainer. Eye level storage, complementing base units. Inset large two door closet for general items. Space and plumbing for washing machine, space for tumble dryer. Wall mounted combination boiler.

### STAIRS RISING FROM ENTRANCE HALL

Easy tread stairs, oak bannister hand rail. Double glazed window to side. Access to loft with loft ladder. Coved ceiling. All principal rooms leading off. Built in two door closet.



### MASTER BEDROOM

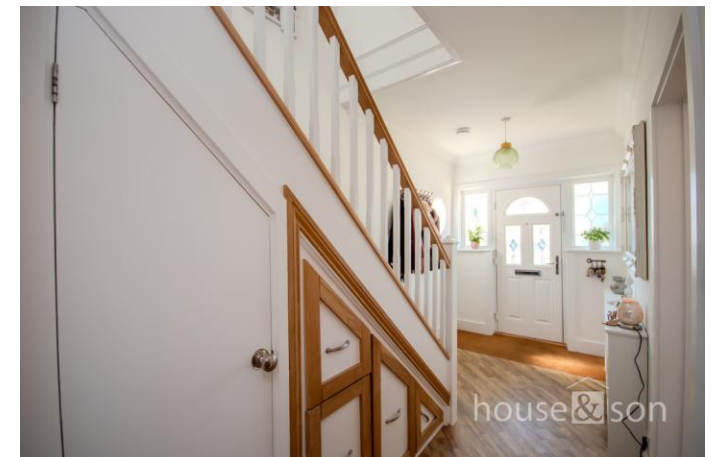
**18' 8" x 14' 2 overall room size inc en-suite" (5.69m x 4.32m)**

Double glazed picture window to rear with view over generous size lawned garden. Radiator. Built in triple wardrobe. Recessed ceiling downlighters. Decorative panelled wall. USB points.

### EN-SUITE

**4' 10" x 5' 7" (1.47m x 1.7m)**

Double ended bath, side panel, vanity unit with inset basin and display. Low level WC. Heated towel rail. Thermo-bar shower with overhead and hand held shower. Tiled. Recessed overhead downlighters. Extractor fan.









### **BEDROOM TWO**

**13' 5 into bay max" x 11' 8 overall room size" (4.09m x 3.56m)**

Double glazed window to front, view over Western Avenue.

Radiator. Full width three door built in wardrobes.

### **BEDROOM THREE**

**11' 10" x 10' 10" (3.61m x 3.3m)**

Double glazed window to rear. Radiator. View over private lawned garden. Coved ceiling.

### **BEDROOM FOUR**

**9' 9 into bay" x 6' 5" (2.97m x 1.96m)**

Double glazed bay window to front. Radiator. View over Western Avenue.

### **BATHROOM**

**9' 8" x 3' 10" (2.95m x 1.17m)**

Obscure double glazed window to side. Double width shower tray with sliding glazed doors. Fully fitted and finished in a 'tonal grey'. Thermo-bar shower with overhead and hand held shower attachment. Vanity unit with inset wash hand basin. Low level WC. Recessed ceiling downlighters. Extractor fan.

### **OUTSIDE FRONT**

Easy maintenance. 6ft gate to side leading to rear garden.

### **OFF ROAD PARKING**

Dropped kerb allowing off road parking for two/three cars.

### **REAR GARDEN**

South easterly aspect garden with benefit of direct access from the living room via bi-fold doors. The garden is lawned, leading to raised rear timber decking/entertainment area, perfect for 'al-fresco' dining.

### **GYM/WORK FROM HOME**

**19' 0" x 13' 8" (5.79m x 4.17m)**

There are two 'ship lap' internal insulated outbuildings/storage for garden equipment etc. The larger outbuilding being used for storage/gym and work from home.

### **SHED**

**7' 6" x 6' 3" (2.29m x 1.91m)**

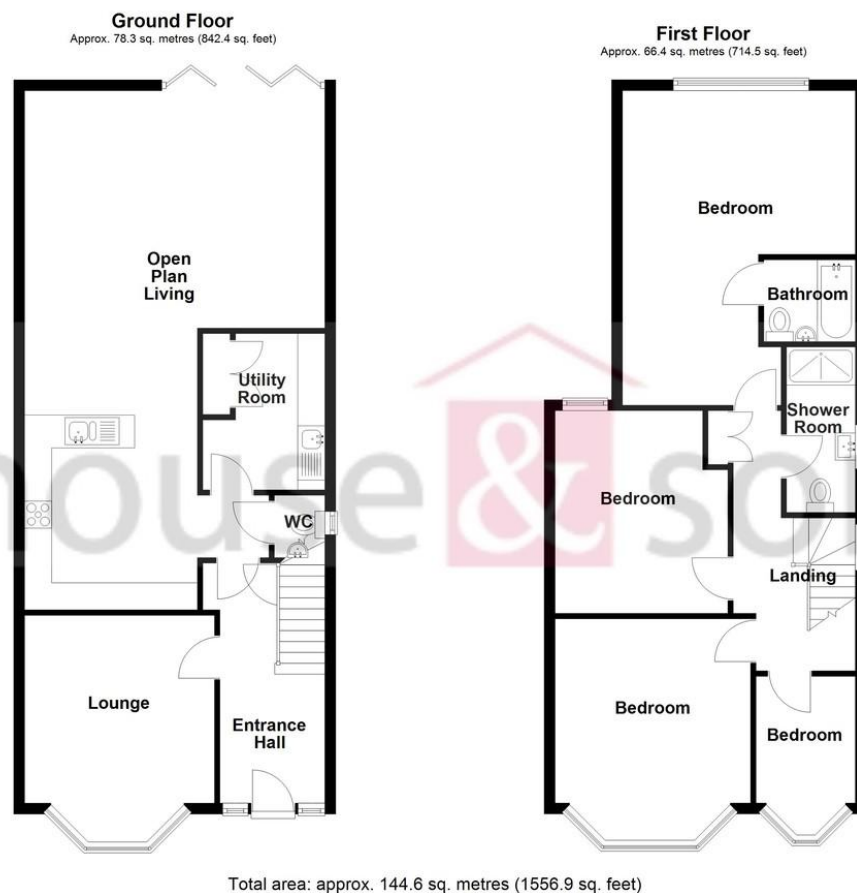
### **FINISHING TOUCHES**

4 Western Avenue currently delivers on finish, size of accommodation and extra's:

- USB charging points.
- Full size separate integrated fridge and freezer.
- Integrated dishwasher.
- Utility room.
- Solar panels.
- Underfloor heating.
- 31ft max x 14ft max living room with bi-fold doors.
- En-suite to master bedroom and family bathroom.
- South easterly private rear garden with outbuildings/gym/work from home.
- Good School Catchments, local shopping and recreational parks.
- A turn key 1,556 sq. ft. home - not to be missed!







English | [Cymraeg](#)

## Energy performance certificate (EPC)

4 Western Avenue BOURNEMOUTH BH10 5BN	Energy rating <b>B</b>	Valid until:	7 April 2035
		Certificate number:	0487-3048-0204-4525-9204
Property type		Detached house	
Total floor area		145 square metres	