





## HOUSE & SON

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

We found the property to be a most attractive 1930's two storey detached house comprising private entrance, entrance porch, entrance hall, cloakroom, sitting room, dining room, morning room, kitchen, utility room, larder cupboard, rear lobby, stairs to galleried landing, four double bedrooms, en-suite shower to bedroom two, family bathroom, separate WC and gas central heating.

Externally, there is a large south aspect rear garden with well established flower, shrub borders and mature trees. The front garden with drive way leading to attached garage.

34 Dunkeld Road is situated in one of Bournemouth's most favoured areas, located within easy reach of West Hants tennis club, Meyrick Park golf course, local shopping facilities at Wimborne Road with Bournemouth town centre including main line train station approximately 1.3 miles away.



## ENTRANCE

Ornate porch covering. Panelled wooden front door.

## ENTRANCE PORCH

Terrazzo flooring. Dual opening double doors to entrance hall.

## ENTRANCE HALL

17' 2" x 9' 1" including stairwell" (5.23m x 2.77m)

A generous reception area with understair storage recess. Radiator. Picture rail. Natural light from the feature original leaded obscure glazed window to front elevation.

### GROUND FLOOR WC

4' 7" x 2' 10" (1.4m x 0.86m)

Double glazed window to front. Low level WC, wash hand basin.

### SITTING ROOM

27' 0" x 14' 0" (8.23m x 4.27m)

Dual aspect with feature double glazed bay window to front overlooking the mature front garden. Double glazed French doors to rear, accessing onto the south facing 'English' lawned garden. A well proportioned room with focal point of an 'Art Deco' style fireplace surround, with tiled hearth. Two radiators.

### DINING ROOM

16' 6 into bay" x 13' 9" (5.03m x 4.19m)

Double glazed bay window with view over the impressive south facing terrace and private mature lawned gardens. Radiator. An 'Art Deco' style fireplace surround. Radiator. Picture rail.

### KITCHEN

10' 5" x 6' 9" (3.18m x 2.06m)

Double glazed window to front with view over mature front garden and Dunkeld Road. One and half stainless steel sink unit with drainer, 'swan' neck tap over. Fitted range of eye level units and complementing base units, roll top work surfaces over. Inset four ring gas hob, cooker filter hood over, part tiled walls. Double oven, space for under counter fridge.

### INNER HALL

Access to utility room and larder cupboard. Part glazed door access to side, driveway and garage.

### UTILITY ROOM

7' 5" x 4' 1" (2.26m x 1.24m)

Open planned to inner hall area. Tiled walls. Plumbing for washing machine.

### LARDER CUPBOARD

5' 2" x 4' 5" (1.57m x 1.35m)

Walk in larder cupboard.



### MORNING ROOM

11' 0" x 10' 2" (3.35m x 3.1m)

A delightful room with double glazed window overlooking the flagstone terrace and south facing private generous size lawned garden. Built in cupboards/storage. Picture rail. Radiator. Door to outer lobby/boot room.

### REAR LOBBY

5' 7" x 4' 4" (1.7m x 1.32m)

Storage area for shoes. Composite door accessing directly onto rear garden.







### STAIRS TO FIRST FLOOR LANDING

**21' 0 approximately" x 9' 8 max" (6.4m x 2.95m)**

Feature 'Art Deco' style newel posts, stairs rising to first floor landing. Feature original obscure glazed and leaded detail window to front. A communicating hallway with all principal rooms leading off. Airing cupboard with lagged tank, fitted immersion deep storage. Picture rail. Radiator.

### BEDROOM ONE

**18' 0 into bay" x 14' 0 back of wardrobes" (5.49m x 4.27m)**

Sweeping double glazed bay window overlooking the established south facing garden to rear. Picture rail. 'Deco Style' fireplace. Radiator. Built in wardrobe.

### BEDROOM TWO

**12' 7" x 10' 2" (3.84m x 3.1m)**

Double glazed window to rear aspect, overlooking the mature private south facing garden, an abundance of natural light. Radiator. Picture rail.

### EN-SUITE

**7' 3" x 3' 3" (2.21m x 0.99m)**

Oversized fitted shower tray, 'bi-fold' door, tiled walls, electric shower. Pedestal wash hand basin, heated towel rail and extractor fan.

### STORAGE CLOSET

Walk in storage closet.

### BEDROOM THREE

**11' 0" x 10' 1" (3.35m x 3.07m)**

Double glazed window to rear with the stunning view across the gardens. Radiator. Vanity unit with inset wash hand basin. Picture rail.

### BEDROOM FOUR

**14' 0" x 11' 0 irregular shape" (4.27m x 3.35m)**

Double glazed window to front view over lawned and mature front garden. Radiator. Tiled fireplace. Picture rail. Built in double door closet.

### BATHROOM

**7' 2" x 7' 2" (2.18m x 2.18m)**

Obscure double glazed window to front. Bath with inset side panel, taps over, shower attachment. Pedestal wash hand basin. Bidet. Tiled walls. Radiator. Access to loft.

### SEPARATE WC

**6' 6" x 3' 0" (1.98m x 0.91m)**

Obscure double glazed window to side. Low level WC.

### GARAGE

**17' 9 depth" x 8' 7" (5.41m x 2.62m)**

Attached garage with electric power roller door. Storage into rafted. Personal doors to rear.

### OFF ROAD PARKING

Double width driveway leading to attached garage.

### FRONT GARDEN

Red brick boundary wall to front. Pathway leading to front door. The front garden is lawned with established borders.

### REAR GARDEN

Southerly aspect with 'flag stone' effect paved terrace. The remaining garden is lawned with mature borders.





Total area: approx. 192.1 sq. metres (2067.8 sq. feet)



English | [Cymraeg](#)

## Energy performance certificate (EPC)

|                                           |                           |                     |                          |
|-------------------------------------------|---------------------------|---------------------|--------------------------|
| 34 Dunkeld Road<br>BOURNEMOUTH<br>BH3 7EW | Energy rating<br><b>D</b> | Valid until:        | 6 April 2035             |
|                                           |                           | Certificate number: | 0360-2143-8440-2005-6801 |
| Property type                             |                           | Detached house      |                          |
| Total floor area                          |                           | 178 square metres   |                          |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.