





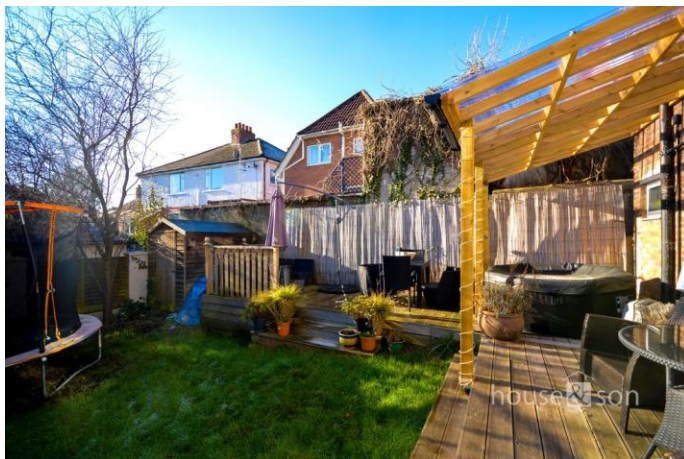
HOUSE AND SON

We are delighted to offer for sale this versatile 6-bedroom family home set over three floors. This home benefits from a south facing garden, with entertainment spaces, solar panels (to keep those electric bills low), open planned kitchen/diner, newly fitted intergrated fire system, annexe with en-suite shower room and off-road parking.

The property is located in the popular residential area of Winton and further benefits from close proximity to shops, parks, transport links and is within school catchment for the renowned St Luke's primary School.

KEY FEATURES

- * Six-bedroom detached house (5 doubles)
- * South facing rear garden with entertainment area
- * Solar panels
- * Open plan kitchen dining area
- * Newly fitted intergrated fire system
- * Annex with en-suite
- * St Luke's catchment area
- * Off road parking
- * New Boiler (Fitted December 2023)



ENTRANCE HALLWAY

Access via UPVC front door. Feature tile flooring. Radiator, stairs to first floor and basement. Opens onto;

KITCHEN

18' 1" x 8' 2 max" (5.51m x 2.49m)

A bright south facing room, with outlook over the rear private garden. One-and-half bowl stainless steel sink unit with drainer to the side, inset into worktop surface with a

range of base units under, matching wall units, space for washing machine, dishwasher and cooker. Wall mounted gas fired combination boiler. UPVC double-glazed window to rear. UPVC double-glazed door to side, providing access to raised terrace and rear garden. Opens onto;

DINING ROOM

11' 02" x 10' 11" (3.4m x 3.33m)

Original feature fireplace, traditional timber flooring, UPVC double-glazed window to front. Semi-open planned to kitchen.

LOUNGE

12' 02" x 11' 01" (3.71m x 3.38m)

UPVC double-glazed window to front, UPVC double-glazed boxbay window to rear, original fireplace with hearth. A cosy snug. Access to;

BEDROOM FIVE

13' 04" x 7' 09" (4.06m x 2.36m)

Split-level with stairs leading down. Under stair storage. UPVC double-glazed window to rear. Electric radiator.

BASEMENT HALL

Communicating hallway, with space for an office area, UPVC double glazed door to rear.

BEDROOM THREE

10' 11" x 9' 6" (3.33m x 2.9m)

High level UPVC double-glazed window to rear. Radiator.

BASEMENT WC

Low-level white WC. Stainless steel wash hand basin. Obscure double glazed window to rear. Tiled floor.

BEDROOM FOUR



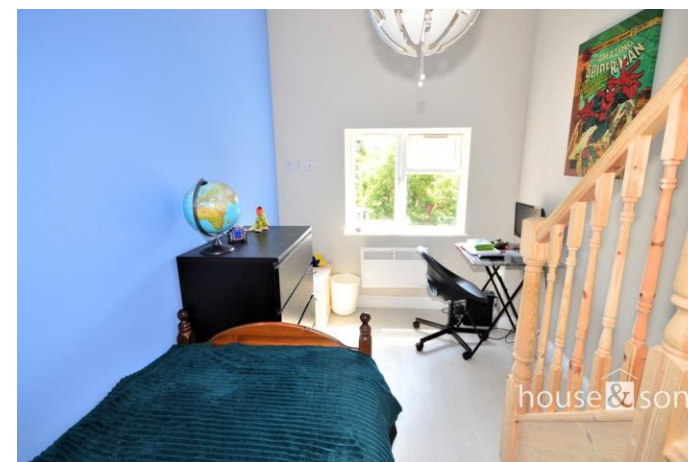
Tiled flooring, radiator, UPVC double glazed window to rear, access to;

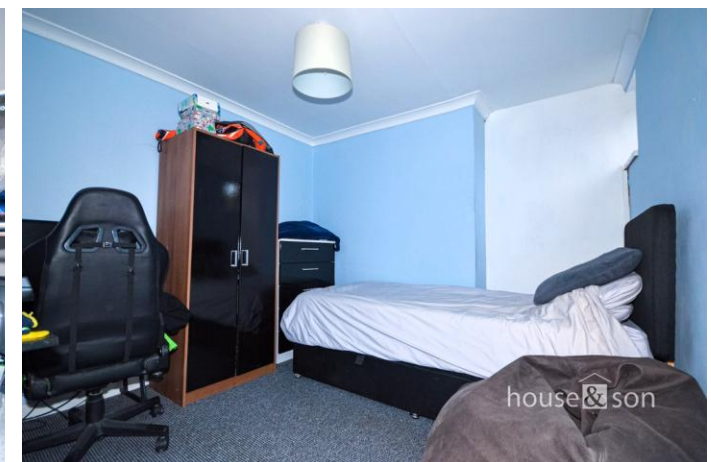
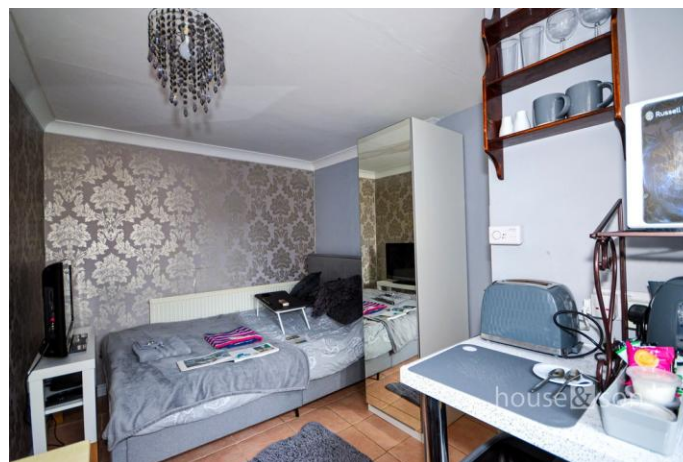
EN-SUITE SHOWER ROOM

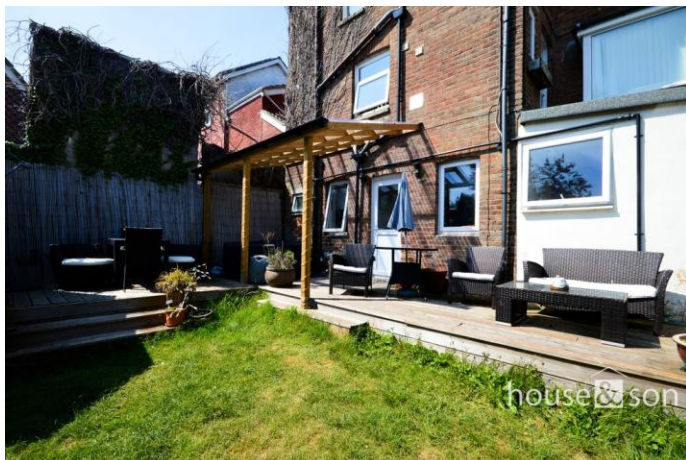
White suite with wall mounted wash hand basin, low-level WC, shower cubicle with glass door and wall mounted electric shower. Obscure UPVC double-glazed window to rear.

FIRST FLOOR LANDING

UPVC double glazed window to front.







BEDROOM SIX

8' 10" x 8' 1" (2.69m x 2.46m)

UPVC double-glazed window to rear. Radiator.

FAMILY BATHROOM

White bathroom suite comprising "P" shaped bath with side and end panels, glass shower screen to side, electric shower over, chrome mixer taps, low level WC, pedestal wash hand basin with stainless steel taps over. Part panelled walls, part tiled walls. Obscure UPVC double-glazed window to rear.

BEDROOM ONE

12' 03" x 11' 0 into recess" (3.73m x 3.35m)

Original feature fireplace. UPVC double-glazed window to front. Radiator.

BEDROOM TWO

11' 01" x 10' 09" (3.38m x 3.28m)

UPVC double-glazed windows to front. Radiator.

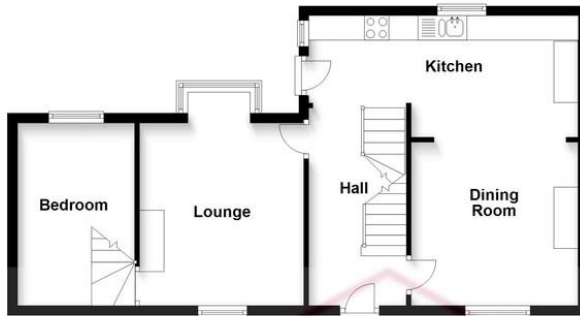
REAR GARDEN

A space for entertainment and relaxation. This garden features a variety of seating and relaxation spaces, including a raised terraced area abutting the rear of the property. Outdoor dining areas for cooking, with pizza oven, fire pit seating area, space for a jacuzzi in addition to other seating areas to benefit from the sun's position all day long. The remainder of the garden is laid to lawn and the garden is enclosed by fencing and brickwork.

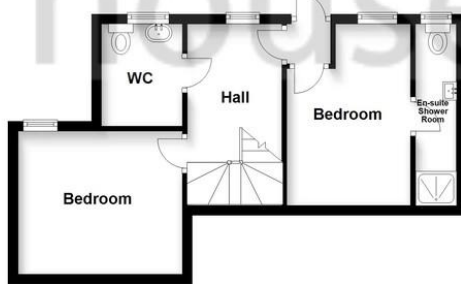
OUTSIDE FRONT

Off road parking and a fence enclosed garden with pathway to front door.

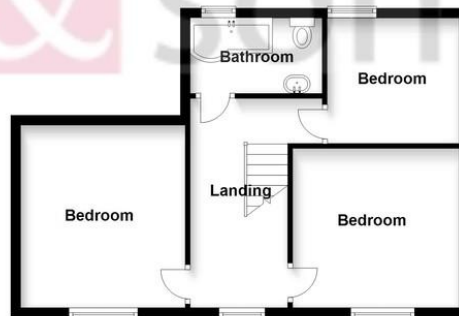
Ground Floor
Approx. 56.0 sq. metres (602.4 sq. feet)



Basement
Approx. 34.2 sq. metres (368.2 sq. feet)



First Floor
Approx. 44.7 sq. metres (480.8 sq. feet)



Total area: approx. 134.8 sq. metres (1451.4 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 (Tel: 01202 556006)
Plan produced using PlanUp.

14/12/2022, 10:14

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

27, Calvin Road BOURNEMOUTH BH9 1LN	Energy rating C	Valid until:	20 November 2027
		Certificate number:	8596-7398-3429-8026-7933

Property type

Detached house