





HOUSE & SON

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Stunning Edwardian three bedroom detached red brick elevation house in the sought after BH9 location with good primary and secondary schools close to hand along with recreational parks and Winton Banks for local shopping.

A really well appointed home with feature lounge, 'heart of the house' kitchen/diner, double garage and garden room to rear. There is a potential to form three double bedrooms (please see agent's note). This home must be seen - not to be missed!

ENCLOSED PORCH

Tiled floor. Provision for coats and shoes. Composite front door to entrance hall

ENTRANCE HALL

10' 8" x 6' 8" (3.25 m x 2.03 m)

Feature entrance hall. Decorative radiator cover, wood effect 'chiven style' flooring. Coved ceiling.

GROUND FLOOR WC

Obscure double glazed window to side. Low level WC. Recessed ceiling downlighters.

LOUNGE

13' 1 into bay" x 11' 2" (3.99m x 3.4m)

A room with atmosphere, bright and airy. Double glazed bay window to front with fitted 'Plantation' blinds. Radiator. Log burner with stone hearth and 'oak wood' mantle. Feature 'chiven style' flooring.



KITCHEN/DINING ROOM

18' 4" x 13' 7" (5.59m x 4.14m)

'The heart of the house'. Double glazed picture window to rear and inset double glazed French doors accessing directly onto rear garden. Feature kitchen cabinets, centralised island. Four ring gas hob, single, oven chimney filter hood over. Wall mounted eye level 'heritage green' kitchen cabinets with complementing door furniture and complementing base units. Work top surfaces. Complementing 'chiven style' flooring. One and half bowl enamelled sink with taps and drainer. Two radiators. LED downlighters. Space and plumbing for washing machine, dishwasher and space for fridge/freezer. Part glazed door accessing to side driveway.

STAIRS TO FIRST FLOOR LANDING

Access via entrance hall. Obscure double glazed window to side. Access to loft. Picture rail. Feature stairwell.

BEDROOM ONE

13' 0" into bay " x 11' 3" (3.96m x 3.43m)

Double glazed window to front. Radiator. Built in 'shaker style' wardrobes.

BEDROOM TWO

13' 9" x 9' 0" (4.19m x 2.74m)

Double glazed window to rear with view over private rear garden. Feature fireplace. Built in wardrobe to chimney recess.

BEDROOM THREE

6' 8" x 5' 0" (2.03m x 1.52m)

Obscure double glazed window to front. Built in wardrobe. Radiator. (Please see agent's note).

BATHROOM

10' 7" x 7' 7" (3.23m x 2.31m)



Double glazed window to rear. Free standing 'ball & claw' roll edge bath with centralised taps, heritage style wash hand basin, low level WC. Tinge & groove half panelled walls. Oversized quadrant shower with tiled walls. Built in shower with fixed overhead shower. Recessed ceiling downlighters, extractor fan. Heated towel rail. Built in storage.

Agent's note: Bedroom three and bathroom can be changed over to form three double bedrooms and potential for en-suite to master bedroom one. Plumbing is already capped in bedroom three below the floor boards.







OUTSIDE FRONT

Block paved forecourt with raised flower bed to side with mature screening hedge. Parking provision for car.

DRIVEWAY TO SIDE

Block paved with dual opening 7ft timber gates. Driveway extends through to double garage.

DOUBLE GARAGE

17' 0 depth" x 16' 10 width" (5.18m x 5.13m)

Driveway to rear. Two up and over doors. Power and lighting. Workshop.



GARDEN ROOM

9' 5" x 9' 3" (2.87m x 2.82m)

Part panelled walls, insulated. Power and lighting. Timber decking abuts for dining and entertainment. Dual open double glazed French doors. Outside light.

REAR GARDEN

Indian sand stone patio abutting rear of living room. Feature pergola paved patio and feature raised coy pond. Raised flower beds. Easy turf, lawned area. Outside tap.





Total area: approx. 111.9 sq. metres (1204.8 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.



English | [Cymraeg](#)

Energy performance certificate (EPC)

101 Strouden Road BOURNEMOUTH BH9 1QW	Energy rating C	Valid until:	6 January 2035
		Certificate number:	0633-3045-4209-8635-4204

Property type	Semi-detached house
Total floor area	87 square metres