





HOUSE & SON

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

Guide Price - £450,000 to £470,000

House and Son are delighted to be able to offer for sale this detached house which has been tastefully extended to provide an additional family room with floor to ceiling glazed panels and Velux windows to rear garden. Other benefits include open modern fitted kitchen, sitting room/bedroom four, dining room and ground floor cloakroom, three first floor bedrooms and ample off road parking. The property is situated in a much sought after residential area being within easy reach of popular schools, shops and facilities at Castle Lane and Moordown. Bournemouth town centre is a short drive away.

Entrance

UPVC double glazed porch. Part glazed front door to

Entrance hall

Concealed radiator, stairs to first floor, picture rail, understair storage cupboard, cupboard housing fuse box etc, understair storage with UPVC double glazed window to side.

Sitting room/ground floor bedroom four

12'8 x 11'11

UPVC double glazed bay window to front, radiator, picture rail, log burner with oak mantle, slate hearth.

Dining room

11'11 x 11'0

Concealed radiator, picture rail, wooden floor, square arch to



Family room

16'7 x 10'8

Ceramic tile floor, UPVC double glazed floor to ceiling glazed panels overlooking rear garden, French doors leading to rear garden, velux windows, radiator, open plan to

Kitchen

20'5 x 7'4

Sage green shaker units. Single bowl single drainer sink unit inset base unit, integrated "Hotpoint" dishwasher, four ring essentials induction hob and hood. Essentials low level oven, further comprehensive range of base units and matching wall mounted units incorporating filter hood and glazed units, space for fridge/freezer, tile splashback, UPVC double glazed window to side, ceramic tile floor.

Utility

UPVC double glazed door to side, space and plumbing for washing machine and further appliance, shelving, wall unit, work top, drawers under.

Cloakroom

Low level WC, wall mounted wash hand basin, radiator, wall mounted gas fired combination boiler serving central heating and hot water, UPVC double glazed frosted window to side. Access via hatch to small loft/storage space.

Stairs to first floor landing

UPVC double glazed window to side, hatch to loft, picture rail.

Loft

Part boarded with 300mm insulation.



Bedroom one

13'3 into bay x 11'5

UPVC double glazed bay window to front, radiator, smooth and coved ceiling.

Bedroom two

11'11 x 10'11

UPVC double glazed window to rear, radiator, picture rail, built in cupboard.





Bedroom three

9'0 into bay x 7'0

UPVC double glazed bay window to front, radiator, picture rail.

Bathroom

Suite comprises panelled bath with mixer shower attachment over, pedestal wash hand basin, low level WC, heated towel rail/radiator, part tiled walls, tiled floor, coved and textured ceiling, UPVC double glazed frosted window to rear.

Outside

Front garden

The front garden is laid to brick paved with low brick boundary wall, various shrubs, driveway provides access for off road parking, double wooden gates leads to driveway to

Rear garden

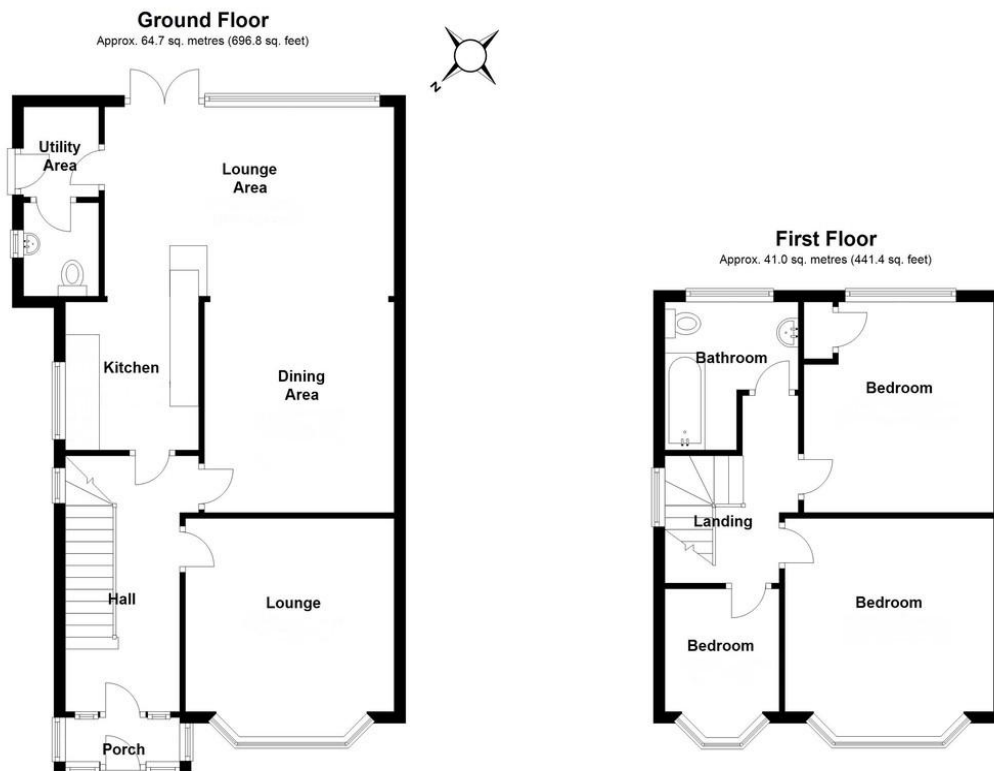
Raised timber decked area with courtesy lighting, power point and balustrade abuts the property which provides ideal "Al Fresco" dining area. The remainder is laid mainly to lawn with various flower and shrub borders, various trees. The garden is all enclosed by timber fencing and offers a good degree of seclusion. Outside tap. Timber garden shed.

DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.



Total area: approx. 105.7 sq. metres (1138.2 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.

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Energy performance certificate (EPC)

73 Redbreast Road BOURNEMOUTH BH9 3AN	Energy rating	Valid until:	10 September 2035
	C	Certificate number:	7400-1509-0522-1590-3153

Property type

Detached house

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Dorset, BH9 2HH

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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.