





HOUSE & SON

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Guide Price £350,000 - NO FORWARD CHAIN. House & Son are delighted to offer for sale this charming character detached bungalow in the enviable location of 'lower Northbourne'. This well appointed home benefits from modern décor throughout. The accommodation comprises entrance hall, lounge with feature full height double glazed bay window to front giving a vantage view towards Whitelegg Way and Stour Nature reserve. An inviting spacious kitchen/diner, utility room, separate sun lounge with access onto private south west aspect rear garden, two good size double bedrooms and shower room.

Externally, approximately 50ft frontage with lawned areas to front, wide driveway leading to double gates, a side garden for additional parking for trailer/caravan and south west aspect lawned garden to rear with workshop and chalet.

The immediate area is well supported for all age groups, with local shopping close by, road travel links to further afield, Stour Nature reserve, Redhill Park and a good choice of Primary and Secondary Schools. Motivated Seller. This property is not to be missed!

ENTRANCE

Recessed porch. Panelled double glazed front door to entrance hall.

ENTRANCE HALL

'L'-shaped entrance hall with 'Retro fit' radiator. Wooden effect flooring. Access to all principal rooms. Oversized loft, access with ladder. Recessed downlighters. A modern



decorated hallway with a 'clean crisp' feel.

LOUNGE

14' 0 max into bay" x 10' 05" (4.27m x 3.18m)

Easterly aspect. Feature character room with full height double glazed bay window to front, with far reaching views over Glamis/Brierley Road. Two further small obscure double glazed windows to side. 'Retro fit' radiator. Coved ceiling, LED downlighters.

KITCHEN/DINER

13' 04" x 10' 04" (4.06m x 3.15m)

Double glazed picture window to rear overlooking sun lounge and private south westerly aspect lawned garden. Stainless steel sink unit and drainer. Fitted range of wooden eye level cabinets, complementing extensive range of fitted base units incorporating drawers, work top surfaces over, tiled walls. Four ring electric induction hob, cooker extractor hood over, single electric combination oven. 'Retro fit' radiator. Two obscure double glazed windows to side. Part tiled walls. Coved ceiling, recessed ceiling downlighters. Provision for table and chair set. Door to utility area.

UTILITY ROOM

6' 10" x 6' 10" (2.08m x 2.08m)

Double glazed window to rear with view over south westerly lawned garden. Double glazed door to side, access into sun lounge. The utility room is complementing 'the clean lines' of the kitchen/diner with wooden eye level cabinets, fitted base units, work top surfaces and part tiled walls. Space and plumbing for washing machine, space for tumble dryer. Space for American style fridge/freezer.

SUN LOUNGE

9' 05" x 8' 10 max" (2.87m x 2.69m)

A really inviting space with floor to ceiling full height



double glazed windows. Inset double glazed French doors with direct access onto south westerly aspect lawned garden. Power and lighting.

BEDROOM ONE

14' 08 max into bay" x 10' 05" (4.47m x 3.18m)

Double glazed bay window to front with vantage view over Brierley Road/Whitelegg Way/Stour Nature Reserve. This room is bright and airy. 'Retro fit' radiator. Coved ceiling with recessed LED ceiling downlighters.







BEDROOM TWO

11' 10 into bay" x 10' 05" (3.61m x 3.18m)

A room with the view! Double glazed picture window to rear overlooking the south westerly aspect private lawned garden. 'Retro fit' radiator. Coved ceiling and recessed LED ceiling downlighters.

BATHROOM/SHOWER ROOM

6' 10" x 5' 6" (2.08m x 1.68m)

Currently arranged as shower room. Obscure double glazed window to side. Fully tiled walls and ceramic tiled floor. Oversized quadrant shower with dual opening doors. Fitted shower with thermostat taps. Pedestal wash hand basin. Low level W.C. Chrome style heated towel rail. Mirrored vanity unit/storage. Coved ceiling.

OUTSIDE FRONT

Approximately 50ft overall frontage.

FRONT GARDEN

The front garden is lawned with mature flower bed.

SIDE GARDEN

Lawned side garden to front with potential for additional parking/trailer/recreational vehicle etc.

DRIVEWAY

Approximately 10ft wide entry point. The driveway is approximately 45ft deep, leading up to 6ft dual opening wooden gates.

REAR GARDEN

Approximately 45ft depth. South westerly aspect, lawned with tree enclosures. Outside tap. Timber summer house to rear.

WORKS HOP

15' 9" x 9' 9" (4.8m x 2.97m)

Double door with separate power supply. Chalet to rear with glazed double doors..

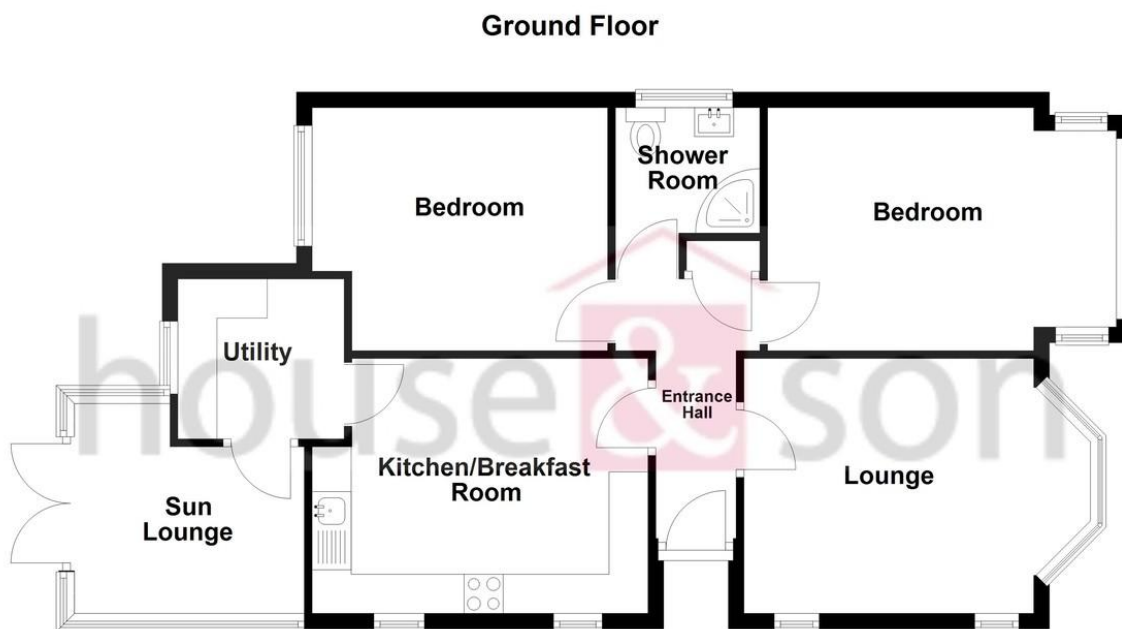
DISCLAIMER

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.

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Total area: approx. 72.5 sq. metres (780.1 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)

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|---|---------------|---------------------|--------------------------|
| 23 Brierley Road BOURNEMOUTH BH10 6EB | Energy rating | Valid until: | 9 September 2035 |
| | D | Certificate number: | 4735-5521-8500-0020-4296 |

Property type

Detached bungalow