





HOUSE & SON

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A beautifully presented and versatile family home offering flexible accommodation over two floors, located in a sought-after area of Bournemouth. This property combines contemporary living with adaptable space, ideal for growing families or anyone seeking a home that meets modern needs.

Entrance Porch

A UPVC porch provides a welcoming entrance into the home.

Reception Hallway

The hallway creates a bright and inviting first impression and provides access to the ground floor accommodation.

Ground Floor WC

Conveniently located for family use or guests.

Lounge/Bedroom

A bright and adaptable room currently used as a home office, offering flexibility to function as a fourth bedroom or lounge if required.

Kitchen/Diner/Snug

A generous open-plan space that combines cooking, dining, and relaxation:

Kitchen – Modern and well-equipped, providing practical workspace and storage.

Diner – Ideal for family meals and entertaining.



Snug – A cosy area suitable for relaxing, reading, or quiet work.

Utility Room

A practical space for laundry and additional storage.

Bedrooms

Bedroom One – The principal bedroom, offering a comfortable retreat.

Bedroom Two – With built-in storage, ideal for children or guests.

Bedroom Three – A further bedroom suitable for a child's room, teenager, or home office.

Bathroom

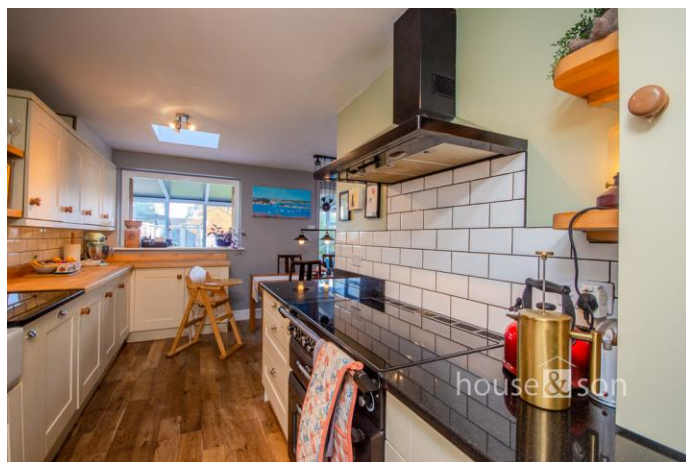
A family bathroom, providing contemporary fixtures and a functional layout.

Outside

The property features off-road parking to the front and a rear garden that presents a blank canvas, perfect for landscaping, outdoor entertaining, or family activities.







Location & Local Amenities

This home is situated in a popular residential area of Bournemouth, offering excellent access to local amenities and outdoor attractions:

Schools – Families have a range of nearby schooling options, including St. Mark's Church of England Primary School, Kingsleigh Primary School, Talbot Primary School, and Bournemouth School for Girls and Bournemouth School for secondary education.

Transport – Regular bus services connect the area to Bournemouth town centre, the seafront, and surrounding areas. Easy access to main roads facilitates commuting across Dorset.

Shopping & Leisure – Close to local shops, cafes, and supermarkets, with Bournemouth town centre and The Triangle within a short drive. Nearby parks and green spaces provide opportunities for walking, cycling, and outdoor family activities.

Beaches – Bournemouth's award-winning beaches are easily accessible, offering miles of coastline for leisure and water sports.

Summary

A well-maintained and modernised family home with adaptable living spaces, light-filled rooms, and practical features. With excellent local schools, transport links, and proximity to Bournemouth town centre and beaches, this property is an ideal choice for families looking for comfort, convenience, and space to enjoy both inside and out.

ENTRANCE PORCH

RECEPTION HALLWAY

16' 0" x 6' 05" (4.88m x 1.96m)

GROUND FLOOR WC

LOUNGE

13' 01 into bay" x 12' 01" (3.99m x 3.68m)

KITCHEN/DINER/SNUG

KITCHEN AREA

16' 02" x 7' 06" (4.93m x 2.29m)

DINER

16' 06" x 8' 0" (5.03m x 2.44m)

SNUG

12' 0" x 10' 11" (3.66m x 3.33m)

UTILITY

8' 01" x 2' 02" (2.46m x 0.66m)

BEDROOM ONE

13' 01 into bay" x 10' 11" (3.99m x 3.33m)

BEDROOM TWO

12' 01" x 10' 11 into wardrobe" (3.68m x 3.33m)

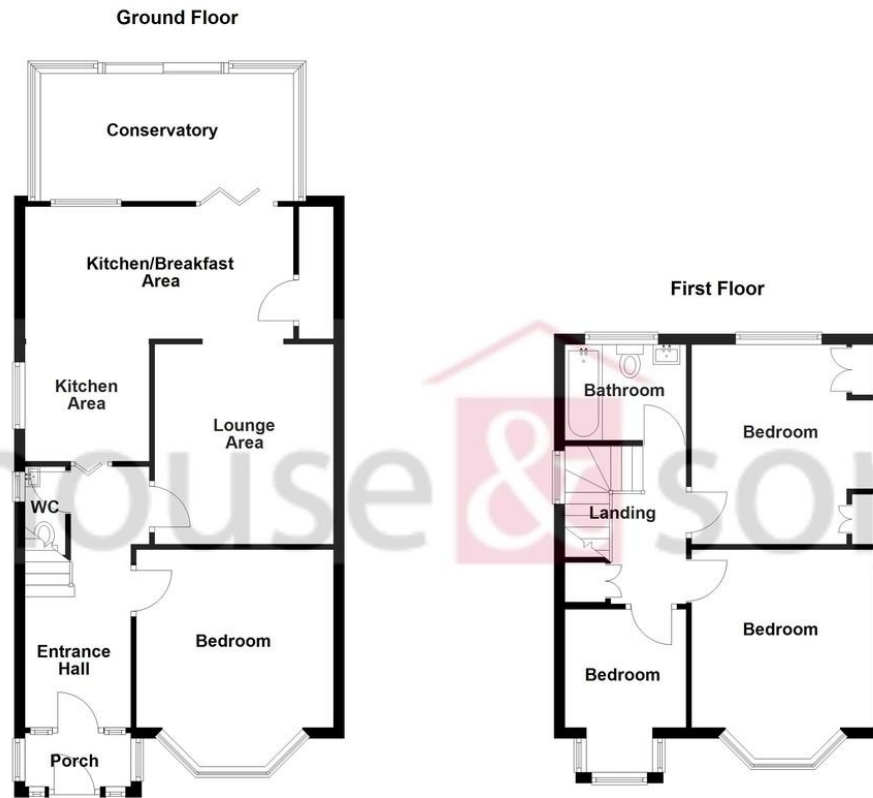
BEDROOM THREE

9' 07 into bay" x 7' 05" (2.92m x 2.26m)

BATHROOM

7' 05" x 5' 05" (2.26m x 1.65m)

OFF ROAD PARKING



Total area: approx. 113.3 sq. metres (1219.2 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 556009)

Plan produced using PlanUp.



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Energy performance certificate (EPC)

11 Hawthorn Road BOURNEMOUTH BH9 2QL	Energy rating	Valid until:	11 September 2035
	D	Certificate number:	0300-2702-4510-2695-7401

Property type

Semi-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.