





HOUSE & SON

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

A delightful extended detached bungalow located in a semi-rural setting just off Broadway/Muscliffe Lane, yet remaining within close proximity to immediate every day needs including schooling, Castlepoint shopping centre, river walks at nature reserve coupled with road travel links to further afield. An ideal location for all age groups.

This home has been extended to form an impressive 27'7 max x 10'7 lounge/diner with conservatory to rear accessing onto the 'wrap around' timber decking area and southerly non-overlooked garden to rear. There is a spacious entrance hall, kitchen/breakfast room, two double bedrooms and generous size bathroom with four piece suite. Rarely available! Highly desirable! Not to be missed!

ENTRANCE PORCH

Recessed porch. Tiled step. Panelled UPVC front door.

ENTRANCE HALL

'L'-shaped. All principal rooms leading off. Picture rail. Access to loft.

LOUNGE/DINER

25' 7 max" x 10' 7" (7.8m x 3.23m)

A feature room with dual opening full length doors to rear access onto conservatory. A room with a view. 'LVT' flooring. Recessed ceiling downlighters, coved ceiling. Radiator. Focal point - wall mounted 'floating fire'. TV media point.



CONSERVATORY

15' 0" x 9' 10" (4.57m x 3m)

Pitched glass roof, an abundance natural light. Double glazed windows to side and inset double glazed French doors with direct access onto timber decking/entertainment area. An inviting view over the southerly aspect lawned garden.

KITCHEN/BREAKFAST ROOM

17' 0" x 9' 7" (5.18m x 2.92m)

Double glazed window to rear with view over south facing garden. One and half bowl sink unit with mixer tap over. Stone work top surfaces. Modern design kitchen cabinets finished in a 'soft cream'. Fitted base units incorporating drawers and complementing eye level units. Stone upstands to work top surfaces. Space for Range cooker and splashback plate with chimney style over head cooker hood. Cabinet concealing gas fired boiler. Space for American style fridge/freezer. Radiator. Integrated washing machine. Integrated dishwasher. Recessed LED ceiling downlights. Coved ceiling.

BEDROOM ONE

17' 4 into bay" x 10' 7" (5.28m x 3.23m)

Double glazed bay window to front. Extensive built in wardrobes and dressing table, incorporating drawers. Radiator. View over easy maintenance 'deep front garden' and Throopside Avenue. Two radiators. Coved ceiling.

BEDROOM TWO

11' 0 into bay max" x 9' 8" (3.35m x 2.95m)

Double glazed bay window with view over front garden. Radiator. Coved ceiling.

BATHROOM

9' 10" x 6' 3" (3m x 1.91m)

Spacious room with 'spa' bath and centralised taps. Quadrant



shower cubicle and sliding door enclosures, fitted thermo 'T'-bar shower with hand held shower attachment. Vanity unit with display area, inset wash hand basin and storage under. Enclosed cistern WC with display area over. Contrasting tiled walls, chrome effect heated towel rail. Ceramic tiled floor. Recessed ceiling downlights, coved ceiling.

OUTSIDE FRONT

Approximately 20ft width x 24ft depth deep front garden, ideal for additional parking, if required.







DRIVEWAY

Driveway to front, parking for several vehicles tandem style.
Dual opening gates to rear garden.

REAR GARDEN

South facing lawned garden with mature shrub borders.
There is a 'wrap around' timber decking/entertainment area for 'al-fresco' dining and seating. The decking area is approximately 25ft long x 9ft return. 'L'-shaped approximately 24ft length x 20ft width.

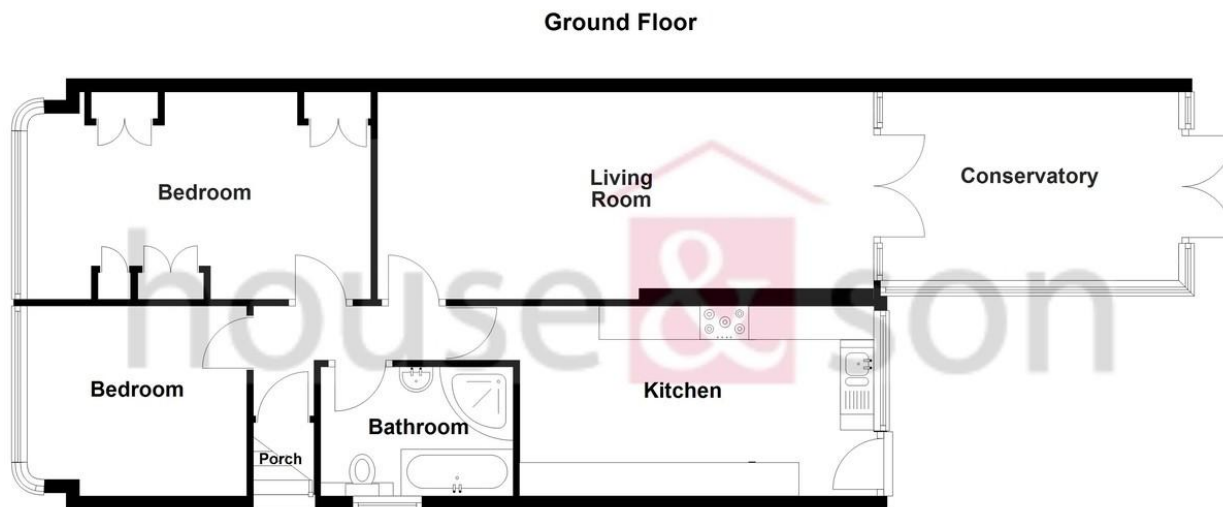
DISCLAIMER

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. 88.0 sq. metres (947.1 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.



[Find an energy certificate \(/\)](#)

English | [Cymraeg](#)

Energy performance certificate (EPC)

13 Throopside Avenue BOURNEMOUTH BH9 3NR	Energy rating	Valid until:	25 September 2035
	D	Certificate number:	2460-3055-4201-9445-0200

Property type

Detached bungalow

348 Wimborne Road, Bournemouth,
Dorset, BH9 2HH

www.houseandson.net
winton@houseandson.net
01202 244844

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.