







## HOUSE & SON

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House & Son are delighted to be able to offer for sale this spacious three double bedroom semi detached house, set within close proximity to local amenities, good schooling including St. Walburga's and Grammar schools, recreational parks, Stour nature reserve, shopping locally and Castlepoint shopping centre is a short drive away.

The accommodation has been modernised to form a stunning semi open ground floor living space, utility room, ground floor WC, study/occasional room, three first floor bedrooms and family bathroom. Externally to the front is parking for several vehicles and a private southerly aspect rear garden with occasional room.

## ENTRANCE

Panelled UPVC double glazed front door to entrance hall.

## ENTRANCE HALL

Provision for shoes and coats etc. Built in bespoke 'pull-out' drawers for understair storage.

## LIVING ROOM

12' 0" x 11' 7" (3.66m x 3.53m)

An inviting 'L'-shaped semi open planned living space.

Lounge area with archway to kitchen/diner. Double glazed bay window to front. Built in wall media station with provision for 65" TV, drawers to side, above and below for useful storage. Dual slide bespoke glazed doors accessing into kitchen/dining room.



## KITCHEN/DINING ROOM

21' 0" x 12' 0 overall room size" (6.4m x 3.66m)

### KITCHEN AREA

Dual set of double glazed French doors to rear, access onto utility/sun lounge and southerly aspect private rear garden. A peninsular preparation work top surfaces with overhang 'pull-up' stool to breakfast bar. Circular stainless steel sink with drainer and taps over. Modular kitchen cabinets finished in white, comprising of eye level unit, fitted base units incorporating 'pull-out' drawers 'roll top work surfaces over. Glazed splashback. Inset four ring splashback, cooker filter hood over, inset double oven. Space for fridge/freezer. Space for slimline dishwasher. Air conditioning unit.

### DINING AREA

Provision for a good size table and chair set. Feature overhead ceiling with LED downlighters.

### UTILITY/SUN LOUNGE/STUDY

Double glazed French doors accessing onto patio and southerly aspect rear garden. An ideal study or occasional room. Dual aspect double glazed windows, wooden floor finish.

### UTILITY ROOM

11' 2" x 7' 3" (3.4m x 2.21m)

Provision and plumbing for 'stacker system' washing machine and tumble dryer.

### GROUND FLOOR WC

Enclosed cistern WC. Shelving. Wall mounted wash hand basin. LED downlighters.



### STAIRS TO FIRST FLOOR LANDING

Accessed via entrance hall. Double glazed window to side. Radiator. Access to loft. Air conditioning.

### BEDROOM ONE

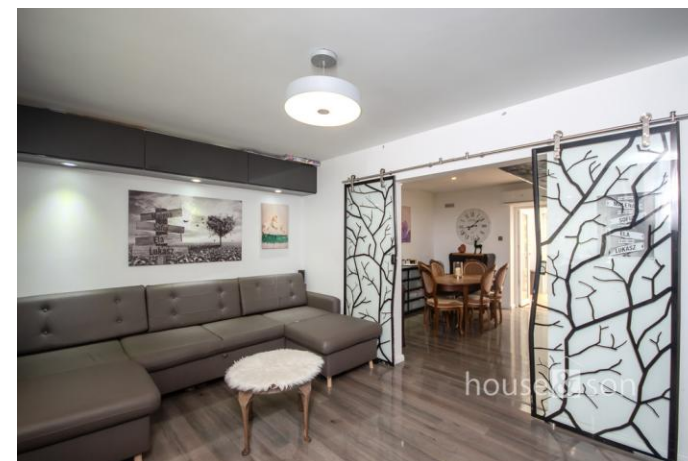
14' 7 max into recess" x 11' 2" (4.44m x 3.4m)

Double glazed window to front. Radiator.

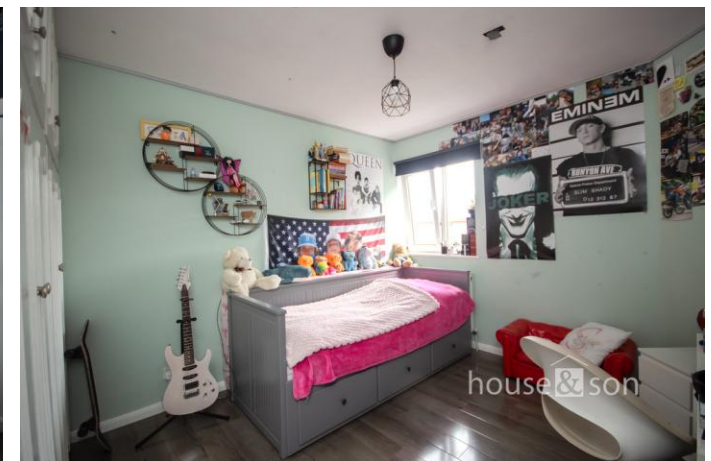
### BEDROOM TWO

12' 0" x 10' 5" (3.66m x 3.18m)

Double glazed window to rear. Radiator. Built in wardrobes.











### **BEDROOM THREE**

**10' 1" x 9' 0" (3.07m x 2.74m)**

Double glazed window to rear. Radiator. Shelving and storage.

### **BATHROOM**

Obscure double glazed window to front. Shaped bath/shower with sliding glazed shower enclosure over, fitted electric shower, feature bath filler taps. Contrasting tiled walls. Vanity unit with bespoke wash hand basin, mixer tap over. Low level WC. Part tiled walls. Exposed brick wall, recessed storage. Stripped wooden floors. Radiator.



### **OUTSIDE FRONT**

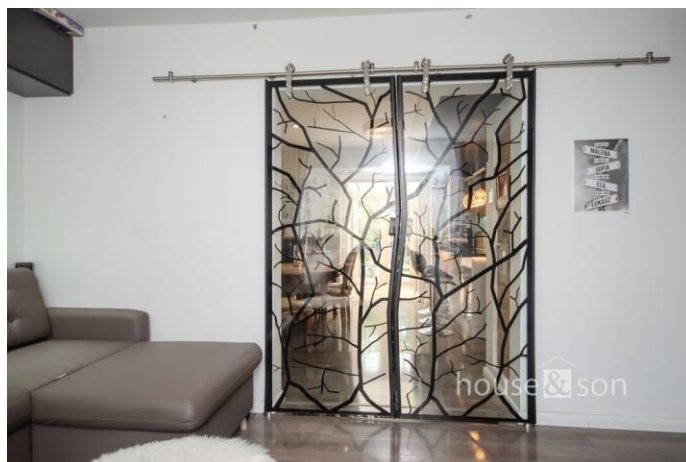
Deep and wide front garden. Additional forecourt parking, if required.

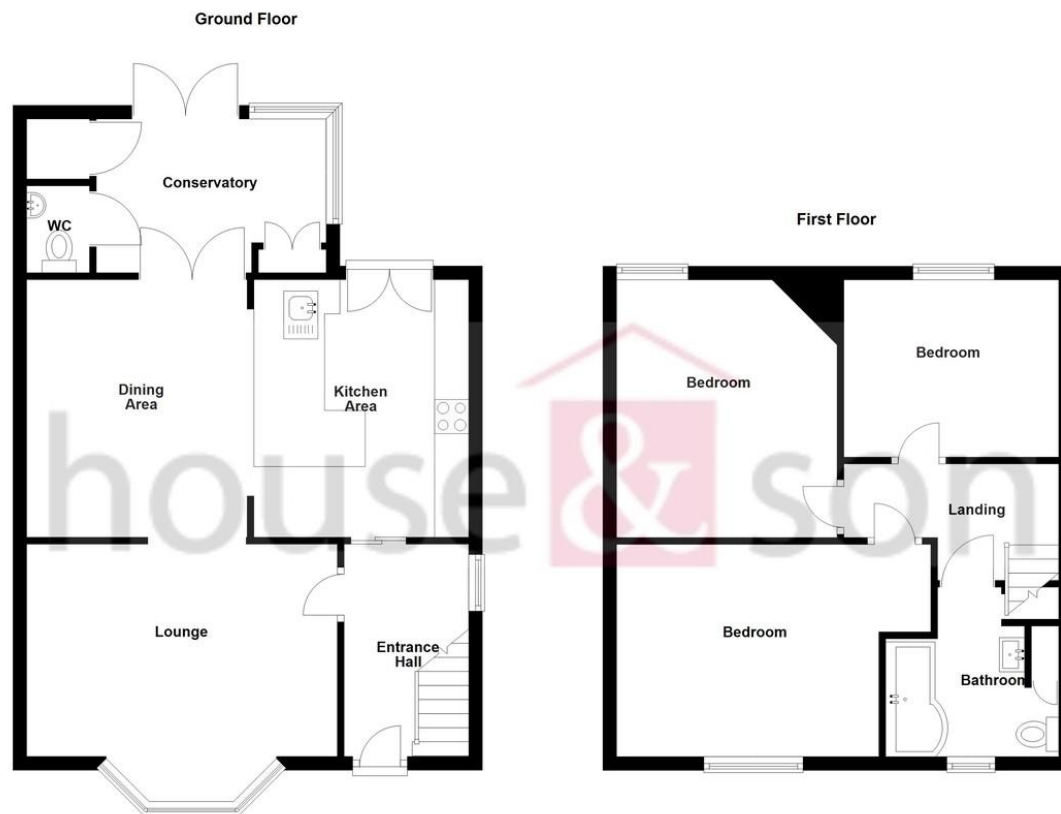
### **DRIVEWAY**

Dropped kerb access, provision for several vehicles. Attached side gate leading to rear garden.

### **REAR GARDEN**

Southerly aspect. A really well planned garden with good size wrap around French set patio, various seating areas. Raised flower bed borders to side with raised wooden railways sleepers. There is an outdoor indoor family room, a clever addition to the versatile space with glazed opening doors. Power and lighting with further under cover area for all occasions, currently used for a hot tub. A southerly aspect private rear garden with a good degree of seclusion.





Total area: approx. 101.1 sq. metres (1087.7 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
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## Energy performance certificate (EPC)

113 Ripon Road  
BOURNEMOUTH  
BH9 1RA

Energy rating  
**D**

Valid until: 29 September 2035

Certificate number: 4335-1121-9500-0520-5276

Property type

Semi-detached house

348 Wimborne Road, Bournemouth,  
Dorset, BH9 2HH

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