





HOUSE & SON

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House & Son are delighted to be able to offer for sale this fantastic detached family house on the sought-after tree-lined road of The Grove in Moordown.

This home has been well cared for by the current owner and has been extended to the rear with a full-width, single-storey extension with overhead feature 'light lanterns' filling this westerly aspect room with natural light.

The accommodation is conveyed over two floors comprising a spacious reception entrance hall, an impressive 24'7 x 19'1 living/family room with feature overhead light lanterns with direct views and access onto the private, secluded and non-overlooked westerly aspect landscaped garden to the rear, whilst to the front there is a block paved 'swing in and out' driveway and attached garage. The kitchen/breakfast room with pantry is a light and bright space with a breakfast area with provision for a table and chairs. Views over the mature westerly aspect private rear garden. Retaining the original features stairwell with newel posts, handrail to the first floor landing. On the first floor, there are four bedrooms, a family bathroom, and an en-suite. The master bedroom is located to the rear with an outlook over the westerly aspect private rear garden with a summer house and view towards Redhill Park/common.

There is a personal gate with direct access to Redhill Park. The tree-lined road of 'The Grove' is located within the choice of good/excellent primary and secondary schools, local shopping, and recreational parks. This property is highly recommended and offered with no forward chain.



ENCLOSED PORCH

Panelled PVC door, double-glazed side panels. Provision for shoes and coats, etc. Original feature door with complementing side panels.

ENTRANCE HALL

15' 9" x 7' 2 plus recess" (4.8m x 2.18m)

An impressive feature reception hall. Feature newel posts, handrail and spindles. Picture rail. Radiator. All principal rooms lead off. Understair storage closet.

LIVING ROOM

24' 7" x 19' 1" (7.49m x 5.82m)

'L'-shaped 24'7" x 19'1" x 12'7" max. An inviting space with inset double-glazed French doors and complementing double-glazed windows with a view over an established westerly aspect private rear garden. This living room has two feature overhead light lanterns and recessed LED lighting. Four radiators. Picture rail and focal point fireplace. Direct access onto the private westerly aspect rear garden.

STUDY

Shelving and storage. LED downlighters. Radiator.

DINING ROOM

Easterly aspect with a view over the deep front garden and tree-lined road. Picture rail.

KITCHEN/BREAKFAST ROOM

25' 1" x 12' 10 plus pantry" (7.65m x 3.91m)

A room with a view over the westerly aspect rear garden. A bespoke crafted kitchen in 'soft cream'. One and a half bowl sink with a drainer to the side and mixer taps over. An extensive range of eye-level cabinets and under-cabinet lighting. Complementing base units incorporating drawers. Butcher's wood block worktop surfaces. Provision for an

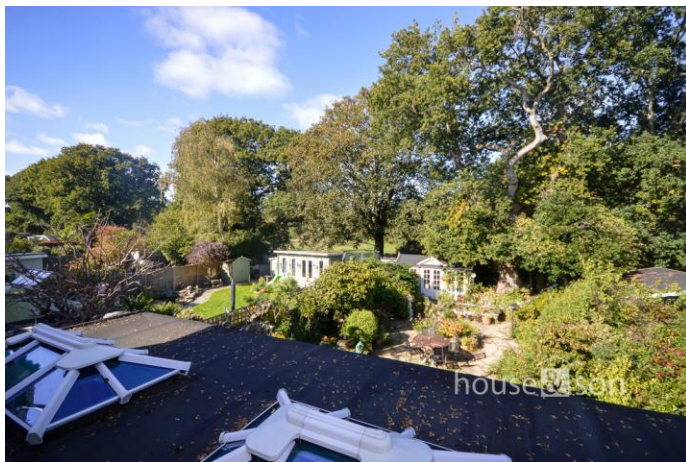


oversized Range cooker. Feature display cabinets to the side and over, with an inset cooker filter hood. Drawer to the side with glazed cabinet doors with storage cabinets under. Integrated dishwasher, integrated washing machine, built-in microwave, integrated fridge/freezer. Two radiators. Provision for a table and chair set. Overhead light lantern, recessed LED downlighters.

Pantry: shelving, fitted 'cold shelf' storage.







STAIRS TO FIRST FLOOR LANDING

Accessed via the entrance hall. Feature half return landing with mezzanine. Featuring an obscure leaded and stained glass window.

FIRST FLOOR LANDING

All principal rooms lead off. A light and airy area owing to the large double-glazed window to the side. An extensive built-in airing cupboard. Loft access. Picture rail.

BEDROOM ONE

13' 10" x 12' 9" overall room size" (4.22m x 3.89m)

Double-glazed picture window to rear with view over the westerly aspect, established private rear garden. Built-in wardrobe and drawers. Radiator.

EN-SUITE

9' 2" x 5' 4" (2.79m x 1.63m)

Obscure double-glazed window to the rear. Oversized shower enclosure with sliding glazed doors, fitted thermo shower. Vanity unit with an inset wash hand basin. Low-level W.C. Contrasting tiled walls, heated towel rail. LED recessed downlighters. Vanity mirror with overhead LED lighting.

BEDROOM TWO

11' 8" to front" x 10' 7" into bay" (3.56m x 3.23m)

Double-glazed bay window to front, view over tree-lined road. Built-in wardrobe furniture. Picture rail. Radiator.

BEDROOM THREE

11' 6" into bay" x 10' 0" (3.51m x 3.05m)

Double-glazed bay window to front. Built-in wardrobe furniture and shelving. Picture rail. Radiator.

BEDROOM FOUR

9' 1" x 6' 0" (2.77m x 1.83m)

Double-glazed window to the side. Radiator.

BATHROOM

Obscure double-glazed window to the side. Spacious bathroom with a feature tiled surround to bath, mixer taps and shower attachment, over bath fixed shower, curtain and rail. Pedestal wash hand basin. Low-level W.C. Heated towel rail.

OUTSIDE FRONT

Gated access to the side. Covered walkway leading through to the rear garden.

DRIVEWAY

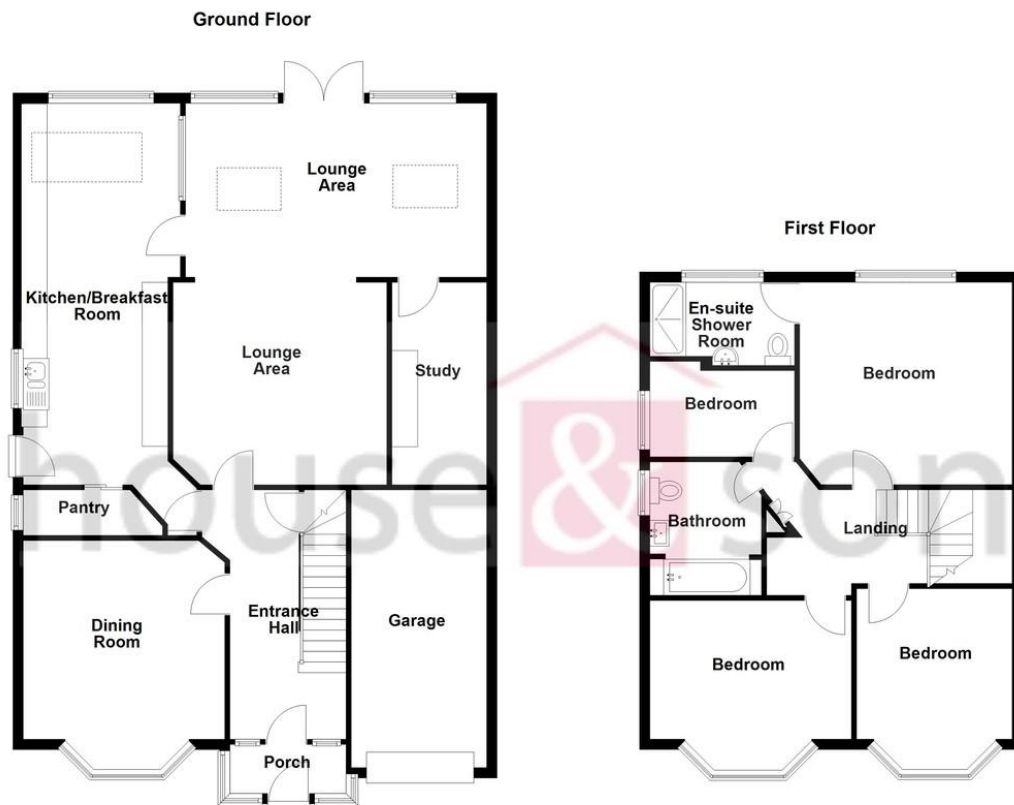
A 'swing in and return out' driveway. Block paving for several vehicles. Driveway leading up to attached garage.

ATTACHED GARAGE

Attached garage to the side. Up and over door. Power and light.

REAR GARDEN

A wonderful, established westerly aspect private rear garden. A non-overlooked, inviting space with a water feature and mature shrub borders. A wooden summer house to rear and direct access onto Redhill common via a 6ft gate to the rear boundary, ideal for family/dog walking.



Total area: approx. 180.2 sq. metres (1939.8 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 misstatement. 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)

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Energy performance certificate (EPC)

106 The Grove BOURNEMOUTH BH9 2TZ	Energy rating D	Valid until: 7 October 2035
		Certificate number: 7590-7484-0322-7502-3053

Property type

Detached house

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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 are 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.