





HOUSE & SON

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A well appointed modern detached family home, in the sought after Moordown location. The immediate area supports excellent schooling for all ages including Winton/Glenmoor secondary schools. There are several recreational parks, nature reserve and shopping locally and close by Castlepoint.

The accommodation is 'crisp' with 'on-point' decoration throughout. The property comprises living room, kitchen/diner, ground floor cloakroom, three first floor bedrooms, family bathroom and semi en-suite to master bedroom. The gardens to the rear are private, lawned, with work from home/studio. Ample block paving to the front for several vehicles. No forward chain. Vacant possession. Not to be missed.

RECESSED PORCH

Tiled floor. Panelled UPVC front door to entrance hall.

ENTRANCE HALL

15' 4 including stairs" x 5' 5" (4.67m x 1.65 m)

A spacious reception hall with under stair storage. Provision for shoes and coats etc. Coved ceiling.

GROUND FLOOR CLOAKROOM

Obscure double glazed window to the side. Low level WC, wall mounted wash hand basin. Radiator. Coved ceiling.

LIVING ROOM

13' 7 into bay" x 11' 5" (4.14m x 3.48m)

A bright and illuminated room. Double glazed bay window



to the front. Coved ceiling. Radiator. Coved ceiling.

KITCHEN/DINING ROOM

18' 0" x 11' 6" (5.49m x 3.51m)

Two double glazed windows overlooking the private lawned and enclosed garden. Stainless steel sink unit and drainer, mixer tap over. Fitted extensive range of eye level units, complementing base units incorporating drawers, roll top work surfaces over. Integrated hob, single electric combination oven, extractor hood over. Part tiled walls. Space and plumbing for washing machine, space for fridge/freezer. Radiator.

Dining area: Provision for table and chair set for six/eight people. Coved ceiling. Door to outer lobby.

OUTER LOBBY

Provision for shoes and coats etc. Radiator. UPVC double glazed door, access to rear garden.

STAIRS TO FIRST FLOOR LANDING

Feature stairwell to first floor landing, accessed via entrance hall.

BEDROOM ONE

14' 0" into bay" x 11' 4" to back f wardrobe" (4.27m x 3.45m)

Double glazed window to the front. Built in shaker style wardrobes, bedside cabinets. Radiator.

SEMI-EN-SUITE

Low level WC. Pedestal wash hand basin. Radiator. Double glazed window to the front. Coved ceiling. LED lighting.

BEDROOM TWO

9' 8" x 7' 7" (2.95m x 2.31m)



Double glazed window to the rear, view over lawned garden. Radiator.

BEDROOM THREE

10' 7" x 7' 4" (3.23m x 2.24m)

Double glazed window to the rear. Radiator.

BATHROOM

Obscure double glazed window to the side. Three piece white suite. Bath with mixer tap and shower attachment, shower screen to the side. Tiled to principal areas. Extractor







fan. Pedestal wash hand basin. Low level W.C.

OFF ROAD PARKING

Block paved parking to the front for several vehicles.

REAR GARDEN

Fence and wall enclosed. Outside tap. The gardens is lawned and low maintenance.

WORK FROM HOME/STUDIO

7' 7" x 7' 2" (2.31m x 2.18m)

Dual opening French doors. Power and recessed downlighters.

STORAGE

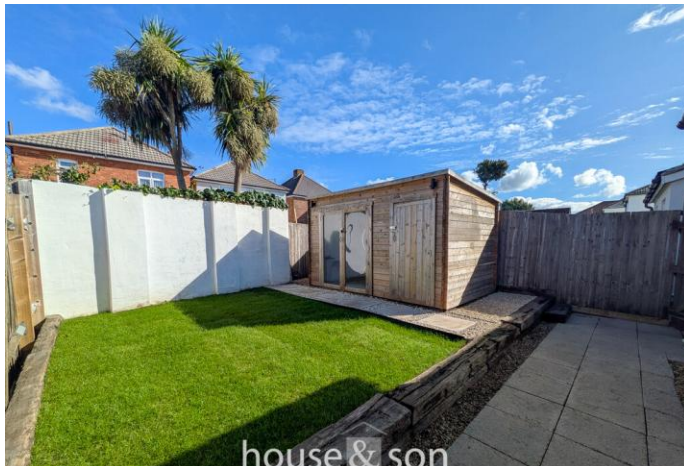
Attached to studio is further storage area.

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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Energy performance certificate (EPC)

57 VICARAGE ROAD BOURNEMOUTH BH9 2SA	Energy rating	Valid until:	22 April 2031
	D	Certificate number:	9739-4724-1000-0712-5222

Property type	Detached house
Total floor area	40 square metres