





## **HOUSE & SON**

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

House & Son are delighted to be able to offer for sale this impressive modern detached family house in Ensbury Park/Wallisdown. The accommodation comprises four double bedrooms, two bathrooms, a ground-floor cloakroom and a kitchen/diner. Externally, there is a parking/driveway leading to detached double garage and a private south-facing rear garden. Located close to local amenities, recreational parks, schools and transportation links.

This home has it all! Do not miss this opportunity at an affordable price! The property comes with no forward chain!

### **ENTRANCE**

UPVC double glazed front door to spacious reception entrance hall.

### **ENTRANCE HALL**

Laminated wood effect flooring. radiator. Deep understair recess.

### **CLOAKROOM**

Laminated wood effect flooring. Low level WC. Wash hand basin with tiled surround. UPVC double glazed window to the side.

### **STUDY/RECEPTION THREE**

**9' 3" x 8' 0" (2.82m x 2.44m)**

Radiator. Electric fuse board. UPVC double glazed windows to the front.



## **LOUNGE**

**17' 1" x 12' 10" (5.21m x 3.91m)**

Fitted fireplace with gas point and raised hearth. TV point. Radiator. UPVC double-glazed double doors with matching full-height side panel windows, overlooking and leading out to patio and southerly aspect rear garden. Connecting part-glazed doors to the dining room.

## **DINING ROOM**

**11' 7" x 9' 6" (3.53m x 2.9m)**

Radiator, central heating thermostat. Dimmer light control, telephone point. UPVC double glazed window to the front.

## **KITCHEN/BREAKFAST ROOM**

**11' 5" x 9' 7" (3.48m x 2.92m)**

Range of wall and base units, beech block work surfaces, tiled surround. Single drainer sink unit with mixer taps, glass fronted wall cabinets. Wall mounted Gloworm gas boiler serving central heating and hot water. TV point. Space for fridge/freezer. Radiator. UPVC double glazed window to the rear. Connecting door to utility room.

## **UTILITY ROOM**

**7' 2" x 6' 5" (2.18m x 1.96m)**

Fitted wall units. Space and plumbing for washing machine, space for freezer and tumble dryer. UPVC double glazed door and window to the side.

## **STAIRS TO FIRST LANDING**

Access via entrance hall. UPVC double glazed window to the side. Deep airing cupboard housing lagged hot water cylinder and ample linen shelves with power and light.

## **BEDROOM ONE**

**12' 10" x 11' 0" (3.91m x 3.35m)**

UPVC double glazed window to the rear. TV point.



## **SECOND SHOWER ROOM**

**7' 10" x 5' 8" (2.39m x 1.73m)**

Quadrant electric shower. Pedestal wash hand basin. Low level WC. Radiator. Double glazed window to the side.

## **BEDROOM THREE**

**11' 3" x 9' 1" (3.43m x 2.77m)**

Radiator. UPVC double glazed window to the rear.







#### **BEDROOM FOUR**

**11' 4" x 9' 4" (3.45m x 2.84m)**

Radiator. UPVC double glazed window to the front.

#### **BATHROOM**

**7' 7" x 6' 5" (2.31m x 1.96m)**

Modern white suite comprising panelled bath with mixer taps and shower attachment. Wash hand basin. Low level WC. Storage cupboard. Radiator. Part tiled walls. UPVC double glazed window to the side.

#### **OUTSIDE**

The property occupies a slightly elevated plot and is approached via tarmac driveway, flower and shrub borders. Side gate to footpath and double gates to further driveway leading to detached garage and rear garden.

#### **DETACHED GARAGE**

**17' 8" x 16' 8" (5.38m x 5.08m)**

Up & over door.

#### **SOUTHERLY ASPECT REAR GARDEN**

The rear garden is approximately 45ft long, southerly aspect and is arranged over two levels with patio area with flower shrub beds. The upper level is lawned and flagstone patio.

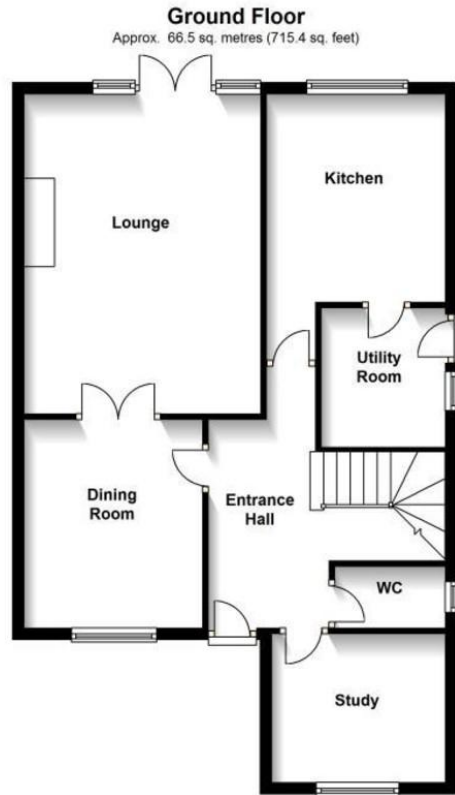


#### **DISCLAIMER**

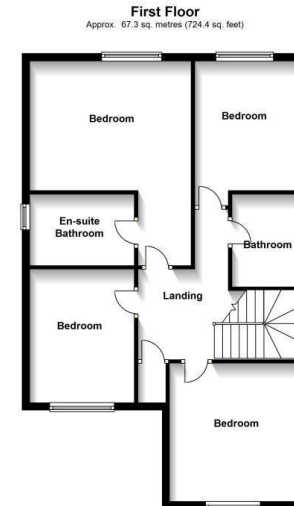
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## Energy performance certificate (EPC)

9, Turbary Park Avenue BOURNEMOUTH BH11 8SW	Energy rating	Valid until:	12 September 2027
	<b>D</b>	Certificate number:	0888-2837-5115-9593-1235

Property type

Detached house