





HOUSE & SON

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A bright and well-proportioned three-bedroom family home, pleasantly situated in this popular residential area and benefiting from a particularly attractive south-facing rear garden. The property offers generous and versatile accommodation, including a spacious kitchen/breakfast room, separate lounge, useful ground-floor utility/occasional room and downstairs WC, together with three well-proportioned bedrooms and a family bathroom.

The rear garden is a particular feature, having been thoughtfully landscaped with established borders and planted areas, together with a large decked area adjoining the rear of the house. There is also a substantial solid-built storage shed and a further timber storage shed, while gated rear access adds to the practicality.

RECEPTION HALLWAY

A uPVC double glazed front door, with adjoining borrowed-light windows, opens into the spacious reception hallway. The hallway has laminate flooring and provides access to the principal ground floor accommodation, together with a useful large storage cupboard.



KITCHEN/BREAKFAST ROOM

13' 3" x 11' 9" (4.04m x 3.58m)

A generous kitchen/breakfast room fitted with an extensive range of base units complemented by matching wall-mounted cupboards, providing good storage and preparation space. There is ample room for an American-style fridge freezer, and table set, washing machine and two additional fridge freezers, together with multiple power points. The wall-mounted gas-fired combination boiler is also located within the kitchen.

LOUNGE/DINER

13' 4" x 11' 9" (4.06m x 3.58m)

A spacious and naturally bright reception room with a double radiator and double-glazed sliding doors opening directly onto the south-facing rear garden. The garden provides an attractive outlook and gives the room a pleasant connection with the outside space.

UTILITY ROOM/OCCASIONAL ROOM

6' 8" x 5' 11" (2.03m x 1.8m)

A useful and versatile additional room which could be utilised as a utility area, occasional room, study or for general storage. uPVC double-glazed door to the rear.

GROUND FLOOR WC

Fitted with a low-level WC and wash hand basin, with tiled flooring and an obscure uPVC double glazed window to the front.

LANDING

The first-floor landing provides access to all three bedrooms and the family bathroom, together with a useful double storage cupboard.



BEDROOM ONE

13'6" x 13'2"

A particularly generous double bedroom, with measurements taken into the door recess. uPVC double-glazed window to the front, with an outlook over the communal green. Double radiator.







BEDROOM TWO

12' 5" x 11' 3" (3.78m x 3.43m)

A further well-proportioned double bedroom with uPVC double-glazed window to the rear overlooking the south-facing garden. Radiator.

BEDROOM THREE

10' 6" x 6' 9" (3.2m x 2.06m)

A good-sized third bedroom with a uPVC double-glazed window to the rear overlooking the south-facing rear garden. Radiator.

BATHROOM

6' 11" x 6' 0" (2.11m x 1.83m)

The first-floor family bathroom comprises of a white three-piece suite, with a bath with side panel and glazed shower screen to the side, mixer tap over, a wash hand basin with a vanity unit underneath, low-level WC, fully tiled floors and walls and a high-level obscure uPVC double-glazed window to the front.

OUTSIDE

The south-facing rear garden is a particular attraction of the property. It has been thoughtfully landscaped with established borders and planted areas, together with a large decked area immediately adjoining the rear of the house, providing an excellent space for outdoor seating and entertaining.

The garden also benefits from a substantial solid-built storage shed and a further timber storage shed. Gated rear access adds further practicality.

Externally to the front is a garden with a pathway leading to the front door, and a communal green adjacent to an ample communal parking area.

HOUSE & SON

For further information or to arrange a viewing, please contact House & Son, Winton, where our experienced residential sales team will be pleased to assist.

If you are considering selling or letting your property, House & Son offer free, no-obligation sales and lettings assessments. With extensive experience across Bournemouth, Poole and the wider BCP area, our team can provide clear, realistic advice on the current market and the best way to present your property.

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Total area: approx. 80.6 sq. metres (867.8 sq. feet)

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Plan produced using PlanUp.



3 Hibberd Way BOURNEMOUTH BH10 4EL	Energy rating C	Valid until:	6 October 2036
		Certificate number:	7536-8120-6609-0833-7206

Property type: Mid-terrace house

Total floor area: 81 square metres