house & son

ACLAND ROAD, BOURNEMOUTH, BH9 1JH

£350,000

HOUSE & SON

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Occupying a popular and convenient position within Winton, this charming three-bedroom detached home has been lovingly cared for and thoughtfully improved by the current owners since 2020. Beautifully presented throughout with fresh, modern décor, the property offers a wonderful balance of character, practicality and future potential, making it an ideal home for growing families, first-time buyers and those seeking a property that is ready to enjoy from day one.

A spacious entrance hall welcomes you into the home and provides access to the principal ground floor accommodation. To the front, the living room is a bright and inviting space centred around an attractive fireplace and bay window, creating a comfortable setting in which to relax and unwind. To the rear, the separate dining room enjoys views over the garden and offers an excellent space for family meals, celebrations and entertaining guests, whilst also benefiting from a generous storage cupboard, which offers potential for conversion into a ground-floor cloakroom.

The kitchen was replaced in approximately 2022 and has been thoughtfully designed to maximise both storage and workspace. Fitted with a range of modern soft-close wall and base units, the kitchen also benefits from an integrated hob, oven and dishwasher, together with ample work surface space for everyday family life. The gas boiler is serviced annually, providing additional peace of mind.

The first floor offers two generous double bedrooms together with a well-proportioned third bedroom, ideal as a child's room, nursery, study or home office. Serving the

accommodation is a contemporary family bathroom, updated in approximately 2023 and finished in a modern style with a bath and shower over, wash hand basin and toilet.

The property has continued to benefit from ongoing care and maintenance, with several windows having been replaced during the current ownership. The loft has also been partially boarded and fitted with lighting, creating useful additional storage space.

Outside, the landscaped rear garden provides a lovely extension of the living accommodation. Designed to be enjoyed throughout the seasons, it features a patio area perfect for outdoor dining and entertaining, together with a lawn offering plenty of space for children to play or keen gardeners to enjoy.

The property also offers future scope for off-road parking. Previous planning permission was granted for a dropped kerb to the front of the property, although this consent has since lapsed. Prospective purchasers may wish to explore a fresh application should private parking be desired.

Acland Road enjoys a convenient position within the ever-popular Winton area of Bournemouth, well known for its excellent range of shops, cafés, restaurants and everyday amenities centred around Wimborne Road. Families are particularly well catered for with a number of highly regarded schools nearby, including St Luke's Church of England Primary School, Glenmoor Academy, Winton Academy, Bournemouth School and Bournemouth School for Girls. Bournemouth Town Centre, the mainline railway station and the area's award-winning coastline are all within easy reach, further enhancing the appeal of this well-located family home.

HALLWAY
12' 0" x 6' 0" (3.66m x 1.83m)

LOUNGE
14' 3 into bay plus recess" x 12' 1" (4.34m x 3.68m)

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

KITCHEN
12' 0" x 7' 8" (3.66m x 2.34m)

STAIRS TO FIRST FLOOR

BEDROOM ONE

14' 3" x 12' 0" (4.34m x 3.66m)

BEDROOM TWO

12' 1" x 9' 2" (3.68m x 2.79m)

BEDROOM THREE

9' 1" x 8' 8" (2.77m x 2.64m)

BATHROOM

6' 0" x 4' 0" (1.83m x 1.22m)

GARDEN

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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GROUND FLOOR

1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
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Energy performance certificate (EPC)

86, Acland Road BOURNEMOUTH BH9 1JH	Energy rating D	Valid until:	1 January 2028
		Certificate number:	0528-1067-6299-4588-4924

Property type	Detached house

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