





## HOUSE & SON

House and Son are delighted to present this beautifully modernised four bedroom detached family home, offering generous living space, impressive outdoor entertaining areas and a substantial garden cabin. One of Moordown's hidden gems, Cowper Road is a quiet, tree-lined residential street within walking distance of the high street and Redhill Park. The property also benefits from being within popular school catchments and easy reach of Bournemouth town centre and its award winning coastline.

Lovingly updated by the current owners, the house blends contemporary detailing with a warm and welcoming feel throughout.

The ground floor provides well balanced accommodation. A bright bay-fronted sitting room sits to the front, while to the rear, the dining room features tri fold doors opening directly onto the garden, creating a seamless flow for entertaining. The contemporary fitted kitchen is complemented by a matching utility room, providing practical storage and workspace. A ground floor cloakroom completes the layout.

Upstairs, four well proportioned bedrooms offer flexible space for growing families, guests or those working from home. The principal bedroom benefits from its own en suite shower room, with a modern family bathroom serving the remaining rooms.

The south-facing rear garden is a real highlight. Level and thoughtfully landscaped, it features an impressive patio area abutting the rear of the property – perfect for outdoor dining or social gatherings – with the remainder laid to lawn.



A standout addition is the substantial garden cabin. Fully insulated and fitted with air conditioning, it provides a versatile year-round space ideal for a home office, gym, studio or entertaining room.

To the front, off-road parking and a covered carport complete this attractive family home.

A turn key property in a highly convenient and sought-after location – call House and Son today to arrange your viewing and discover all this home has to offer.

Ground Floor

Porch

Entrance Hall

Cloakroom

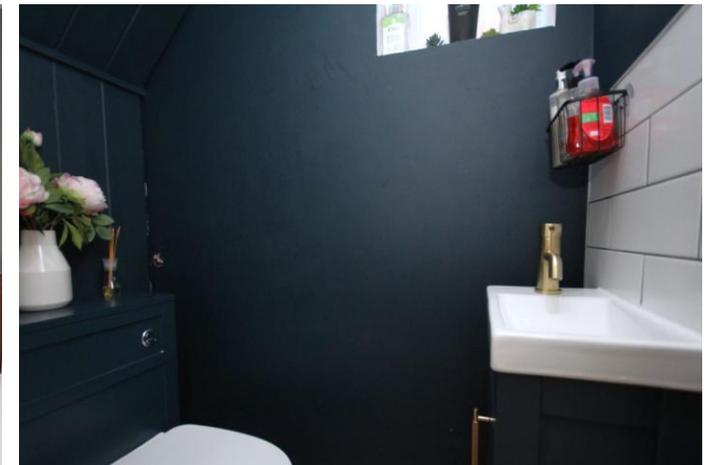
Lounge – 14 feet 5 inches by 12 feet 3 inches (4.39 metres by 3.74 metres)

Dining Room – 13 feet 0 inches by 10 feet 4 inches (3.97 metres by 3.14 metres)

Kitchen – 15 feet 11 inches by 8 feet 10 inches (4.85 metres by 2.69 metres)

Utility Room – 8 feet 10 inches by 6 feet 8 inches (2.69 metres by 2.04 metres)







#### First Floor

##### Landing

Bedroom Four – 7 feet 2 inches by 4 feet 8 inches (2.19 metres by 1.42 metres)

Bedroom Two – 12 feet 4 inches by 10 feet 4 inches (3.76 metres by 3.14 metres)

Bedroom Three – 12 feet 4 inches by 8 feet 10 inches (3.76 metres by 2.69 metres)

Bathroom – 7 feet 5 inches by 5 feet 9 inches (2.25 metres by 1.75 metres)

Bedroom One – 14 feet 5 inches by 12 feet 3 inches (4.39 metres by 3.74 metres)

En Suite – 5 feet 11 inches by 3 feet 11 inches (1.79 metres by 1.19 metres)

##### Garden

Garden Cabin – 22 feet 4 inches by 16 feet 1 inch (6.80 metres by 4.91 metres)

Storage Area

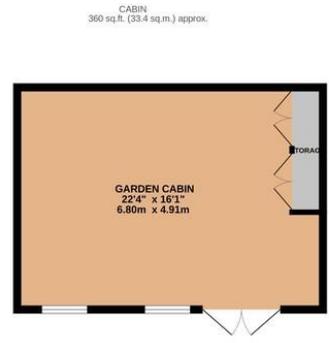


#### **DISCLAIMER**

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.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.



TOTAL FLOOR AREA: 1552 sq.ft. (144.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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30, Cowper Road BOURNEMOUTH BH9 2UJ	Energy rating	Valid until:	26 July 2030
	<b>D</b>	Certificate number:	2338-5088-7263-7310-1280

Property type	Detached house
Total floor area	109 square metres