

**5, Norton Road,
Bournemouth, BH9 2PX**



Property overview

Guide Price £540,000

A well-presented four-bedroom detached house situated on Norton Road, Bournemouth. The property is conveniently located for scenic walks at Redhill Park (approximately 0.5 miles), as well as the popular bars, restaurants and amenities of Winton High Street (0.2 miles). A range of well-regarded pre-schools, primary and secondary schools are nearby, along with Arts University Bournemouth (1.1 miles).

There is also easy access to Bournemouth town centre (2.6 miles) and Southbourne (4.3 miles).

The accommodation comprises an entrance hall with under-stairs storage, a kitchen/breakfast room, lounge, dining room, shower room/W.C. and a utility room on the ground floor.

Upstairs, there are four bedrooms, all capable of accommodating a double bed, along with a family bathroom.

Externally, the property features a front garden, while to the rear there is a patio area and a good-sized garden with a large storage shed.

Further benefits include gas-fired central heating, UPVC double glazing, and driveway parking.



Accommodation

Front External:

Vehicular and pedestrian access from Norton Road to driveway section, front garden laid to patio and ground level flower beds, side path to rear, wrought iron gate to garden, steps with storm porch and front door to:

Entrance Hall: 21' 0" max x 5' 10" max (6.40m x 1.78m)

Picture rail, radiator, wooden floorboards, doors to accommodation and door to:

Under-Stairs Storage: 3' 7" x 2' 6" (1.09m x 0.76m)

Providing storage.

Lounge: 14' 2" max x 12' 0" max (4.31m x 3.65m)

Picture rail, bay window to front aspect, feature fire surround with tiled hearth, wooden floorboards.

Kitchen/Breakfast Room: 13' 11" max x 10' 6" max (4.24m x 3.20m)

Window to rear aspect, radiator, range of eye and base level units, work surfaces, space for appliances (washing machine, oven/grill with gas hob and hood over, fridge/freezer), stainless steel sink/drainer, space for table.

Dining Room: 14' 2" max into bay x 11' 11" max (4.31m x 3.63m)

Bay window to front aspect, radiator, fire surround with tiled hearth.

Utility Room: 9' 10" x 9' 10" (2.99m x 2.99m)

Window to rear aspect, range of eye and base level units, cupboard housing a gas-fired combination boiler, space for a low-level fridge, high-level cupboard, door to side path.

Downstairs Shower Room/WC: 8' 3" max x 2' 10" max (2.51m x 0.86m)

Part tiled wall, obscured window to side aspect, wash hand basin with storage below, shower enclosure with electric shower and handheld attachment over, WC.

First Floor Landing: 18' 1" max x 5' 10" max (5.51m x 1.78m)

Hatch to loft, obscured window to side aspect, doors to accommodation.

Bedroom One: 14' 3" max into bay x 12' 0" max (4.34m x 3.65m)

Picture rail, bay window to front aspect, radiator, floorboards.

Bedroom Two: 14' 4" max into bay x 11' 11" max (4.37m x 3.63m)

Spotlights, picture rail, window to side aspect, bay window to front aspect, radiator, fire surround.

Bedroom Three: 13' 11" max x 9' 11" (4.24m x 3.02m)

Picture rail, window to rear aspect, radiator, feature fire surround.

Bedroom Four: 10' 9" x 11' 0" (3.27m x 3.35m)

Window to rear aspect, picture rail, doors to airing cupboard (housing hot water tank).

Bathroom: 5' 11" x 5' 10" (1.80m x 1.78m)

Obscured window to side aspect, fully tiled walls, panelled bath with mixer taps and handheld attachment over, ladder towel radiator, WC.

Rear External:

Westerly facing, enclosed by fence and wall, laid to patio, shingle and mainly grass, established shrubs and bushes, side access on either side of the house.

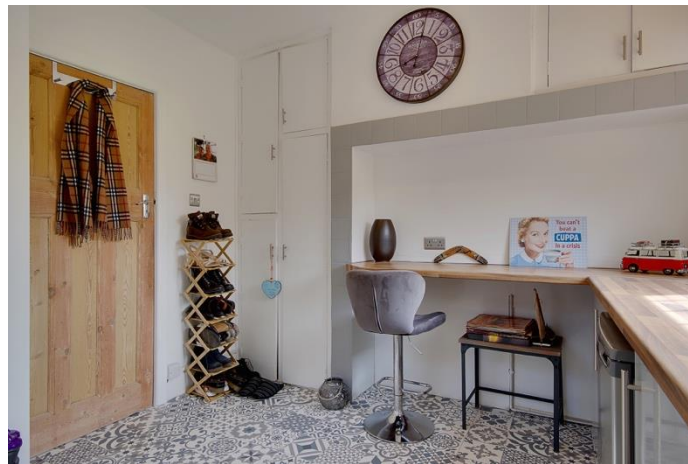
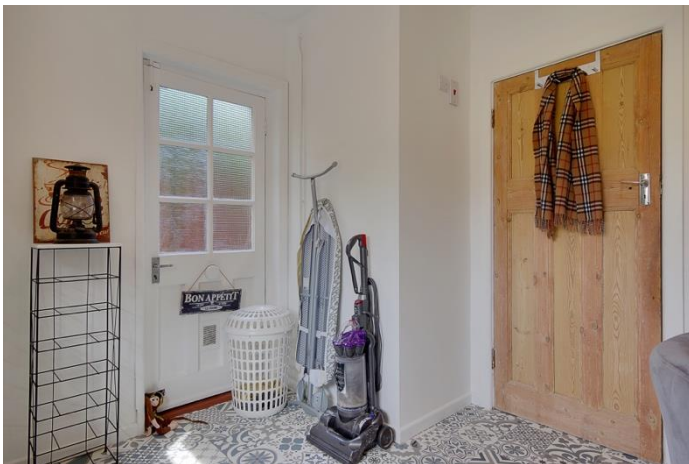
Storage Shed: 17' 10" x 10' 4" (5.43m x 3.15m)

(Measured from outside not accessible on day of instruction) Double doors, pre-fab construction, windows onto the garden, providing storage. (This is quite a dated structure - fine for storage for the current vendors).

Photography











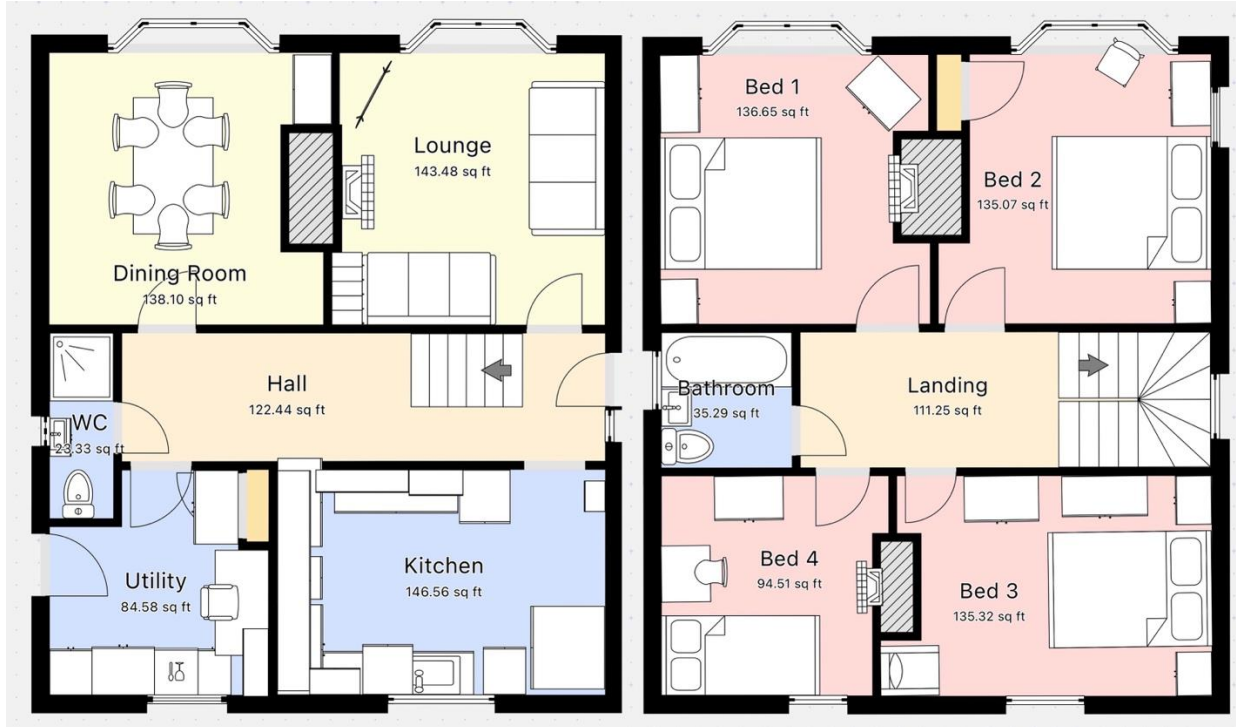






Floor Plan

EPC



Energy performance certificate (EPC)

5 Norton Road BOURNEMOUTH BH9 2PX	Energy rating	Valid until:	13 June 2034
	D	Certificate number:	9842-3035-9206-3754-2204

Property type	Detached house
Total floor area	135 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

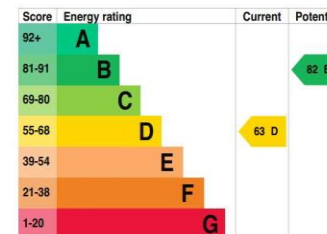
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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