12B, Oakwood Road,
Bournemouth, BH9 3DF



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Property overview

Guide Price £395,000







A unique chalet-style semi-detached home occupying a particularly generous and widening plot in Oakwood Road, Moordown. Offering versatile accommodation across two floors, the property combines well-proportioned living space with an unusually spacious rear garden, a private wooded backdrop, and ample off-road parking.

The ground floor comprises an entrance hall with airing cupboard and under-stairs storage, a semi-open-plan kitchen/lounge/dining room, double bedroom, bathroom and separate WC. Upstairs, the landing leads to two further double bedrooms and an additional WC.

Outside, the property benefits from generous driveway with parking for several vehicles, an established front garden and a detached garage/workshop. A further detached outbuilding, currently used as a home office, provides useful additional space for working from home, hobbies or storage.

To the rear, the plot widens considerably to create a generous garden, principally laid to lawn with additional raised decking areas, and enjoying a private, leafy outlook onto the wooded surroundings. The property is conveniently located for Castlepoint Shopping Park, Royal Bournemouth Hospital, sought after Queen's Park, Redhill Park and the Stour Valley Nature Reserve, with a good selection of schools also within the surrounding area. There is also easy access to the wider road network and Bournemouth town centre.

Further benefits include double glazing and gas-fired central heating, and a feature log-burner.

Accommodation

Front External:
Enclosed by gates, fence and foliage, external power point, tarmac driveway (providing parking for several cars), up-and-over door to garage, gate to rear garden, front garden section mainly laid to lawn, path leading to composite front door to:

Entrance Hall: (Irregular Shape) 12' 7" max x 11' 1" max (3.83m x 3.38m)
Stairs to first floor with contemporary glazed banister, radiator, parquet flooring, HIVE thermostat control panel, door to under-stairs cupboard (housing consumer unit and providing storage), doors to accommodation and:

Airing Cupboard: 2' 5" x 1' 4" (0.74m x 0.41m)
Slatted shelving providing storage and housing immersion hot water tank.

Lounge/Diner: 24' 4" max x 11' 6" max (7.41m x 3.50m)
Window to front aspect, radiator, feature log burner, parquet flooring, French doors to patio/garden, window to side aspect, opening to:

Kitchen: 10' 10" x 10' 10" (3.30m x 3.30m)
(Also accessed via door from hallway). Spotlights, window to rear aspect, kitchen island (with storage below), range of eye and base level units, integrated appliances (Bosch microwave, Bosch oven/ grill, low level fridge, hob and extractor over), space for appliances (dishwasher, washer/dryer), 1 1/2 bowl ceramic sink/drainer (with mixer tap over), tiled flooring.

Bathroom: 8' 7" x 6' 0" (2.61m x 1.83m)
Obscured window to front aspect, part-tiled walls, panelled bath (with mixer taps and handheld attachment over), pedestal wash hand basin, ladder-style towel radiator, shower enclosure (with Aqua Stream electric shower and handheld attachment over).

Bedroom One: 15' 4" x 11' 2" (4.67m x 3.40m)
Window to rear aspect, radiator, laminate flooring.

Separate WC: 5' 0" x 3' 3" (1.52m x 0.99m)
Obscured window to front aspect, WC.

First Floor Landing: 11' 5" max x 6' 1" max (3.48m x 1.85m)
Window to front aspect, contemporary glazed stair/landing balustrade, wood flooring, doors to WC, accommodation, and doors to:

Cupboard: 3' 1" x 2' 5" (0.94m x 0.74m)
Housing cold water tank, shelving providing storage.

Bedroom Two: 13' 10" x 11' 8" (4.21m x 3.55m)
Part sloped ceiling, window to front aspect, pedestal wash hand basin, door to eaves storage, laminate flooring.

Bedroom Three: 13' 11" max x 11' 1" max (4.24m x 3.38m)
Part sloped ceilings, window to front aspect, radiator, built-in wardrobe, wash hand basin with storage below, door to eaves storage, laminate flooring.

WC: 4' 5" x 2' 10" (1.35m x 0.86m)
Window to rear aspect, WC.

Detached Garage/Workshop: 16' 11" max x 9' 2" max (5.15m x 2.79m)
Range of shelving providing storage, UPVC double-glazed windows, light point and mains points.

Rear External:
Enclosed by fence and foliage, laid to patio, lawn section and two raised decking areas (one with built-in bench and brick-built BBQ), raised pond with fountain feature, UPVC French doors to:

Outbuilding (Currently home office): 11' 11" x 9' 11" (3.63m x 3.02m)
Vaulted ceiling with high-level windows, mainly insulated (with power).

Photography






















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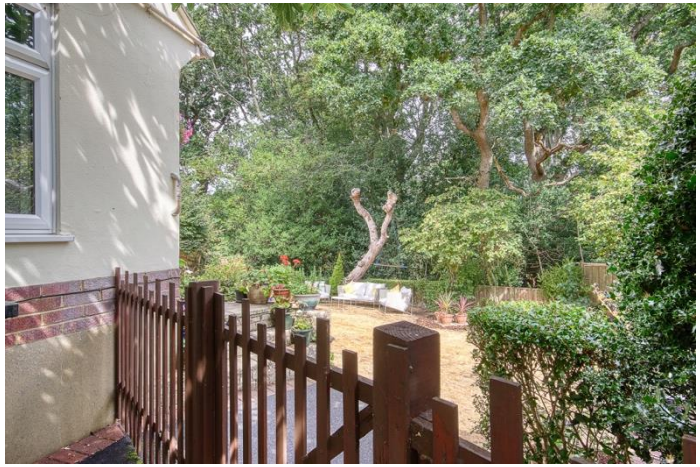


















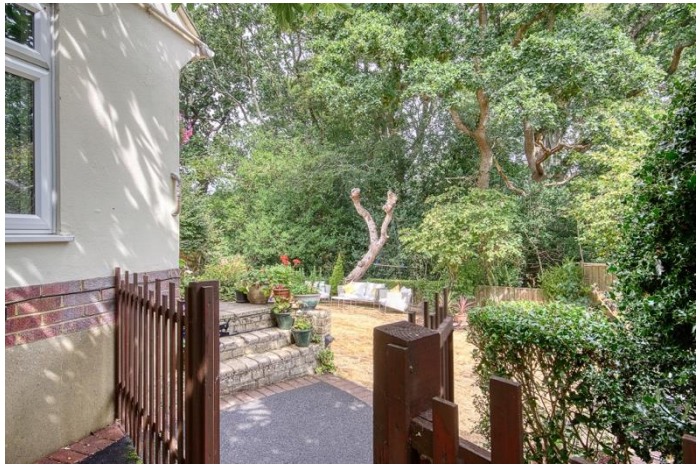













12b







Floor Plan



NOTE: Not set to proper scale/placement - for illustrative purposes only

EPC

Energy performance certificate (EPC)

12b, Oakwood Road BOURNEMOUTH BH9 3DF	Energy rating **D**	Valid until:	**13 March 2027**
		Certificate number:	**0355-2804-7671-9593-5645**

Property type	Semi-detached bungalow
Total floor area	106 square metres

Rules on letting this property

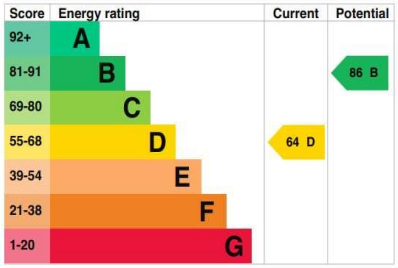
Properties can be let if they have an energy rating from A to E.

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).

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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