





HOUSE AND SON

House and Son are delighted to be able to offer for sale this desirable versatile four/five double bedroom chalet bungalow in the sought after Muscliff location. The local area supports good schooling for both primary and secondary schools including Grammar and Grammar streaming schools and within walking distance to the Stour nature reserve, with its excellent pathways and river walks. The accommodation is conveyed over two floors. The entrance hallway is a particular "fine feature" which sets this property apart from the others. The overall accommodation is generous throughout and is finished to a high specifications. In our opinion, a "home for all" including a study/workplace (bedroom five), complemented by a southerly aspect garden and ample off road parking. Viewing is highly recommended.

ENTRANCE

Composite front door. Contemporary style with obscure double glazed inserts. Finished in grey.

ENTRANCE HALL

11' 3" x 9' 7" (3.43m x 2.92m)

Feature hall, spacious reception area. Stairwell with part gallery landing. Cathedral vaulted ceiling with inset velux style window. Radiator. Recessed ceiling, LED downlighters.



UTILITY/GROUND FLOOR CLOAKROOM

6' 9 plus door recess" x 6' 1" (2.06m x 1.85m)

Obscure double glazed window to side. A useful room for general storage. Potential for additional shower to be installed. Low level WC, pedestal wash hand basin. Radiator. Extractor fan. Recessed LED ceiling downlighters.

LIVING ROOM

Semi open planned lounge/kitchen/diner and dining room.

LOUNGE

21' 0" x 9' 10" (6.4m x 3m)

Feature fireplace, two radiators. Flowing into semi open planned kitchen/diner and dining area. Square arch to

DINING AREA

13' 7" x 9' 4" (4.14m x 2.84m)

Dual southerly aspect double glazed windows, inset dual opening double glazed French doors to patio. Further double glazed window to rear overview of southerly aspect private rear garden. Radiator. TV aerial connection point. Feature roof lantern above with inset LED lights.

KITCHEN/DINER

21' 8" x 11' 4" (6.6m x 3.45m)

Dual aspect. A thoughtful and well designed space benefiting from natural light, with a southerly aspect. Double glazed sash windows to rear, UPVC double glazed door to side and further double glazed window to side with easterly aspect. Kitchen cabinets finished in "soft cream". Stainless steel sink unit and drainer, extensive range of eye level units, brick style "choice tiling" to walls. Further fitted range of base units, square edge work top surfaces over. Space for Range cooker, oversized chimney filter hood over, space and plumbing for washing machine and dishwasher. Provision for tumble dryer and American style fridge/freezer. This feature room has the benefit of a dining area. Radiator. A light and airy room overall. Recessed LED ceiling downlighters.



GROUND FLOOR BEDROOM ONE

15' 8 into bay max" x 9' 10" (4.78m x 3m)

Double glazed bay window with outlook over easy maintenance front garden and tree lined road. TV aerial connection point.

GROUND FLOOR BEDROOM TWO

11' 3" x 9' 9" (3.43m x 2.97m)

Double glazed window to front with view over tree lined road. Radiator.







STAIRS TO FIRST FLOOR LANDING

Accessed from feature entrance hall. Stairs rising to first floor landing, part vaulted ceiling to side, inset velux style window, a character vaulted cathedral ceiling. First floor landing. Radiator. All principal rooms leading off. Large walk in storage closet with light.

BEDROOM THREE

14' 0" x 11' 2" (4.27m x 3.4m)

Double glazed window to front. Access to eaves storage. Feature eaved ceiling. Radiator. TV aerial connection point. Built in tall box wardrobe. Walk in storage closet.

BEDROOM FOUR

13' 10" x 13' 2 max (overall room size)" (4.22m x 4.01m)

Southerly aspect double glazed windows overview southerly aspect lawned garden and patio. Access to eaves storage. Radiator. TV aerial connection point.

AGENTS NOTE

0' 0" x 0' 0" (0m x 0m)

Ceiling height 7'7" (2.13m) part sloped/eaved ceiling overall room sized noted for bedroom three and bedroom four.

BEDROOM FIVE/STUDY WORK FROM HOME

10' 2" x 9' 9" (3.1m x 2.97m)

Easterly aspect double glazed window with view over Muscliff. Radiator. TV aerial connection point.

BATHROOM

8' 9" x 7' 4" (2.67m x 2.24m)

A high specification finish with brick style glazed tiling to bath area. Three piece suite comprising of bath with complementing tiled side and end panel, shower screen to side with taps over bath. "Thermo bar" shower with overhead shower and rising rail. Pedestal wash hand basin. Low level WC. Radiator. Tiled floor, extractor fan.

FRONT GARDEN

The garden is easy maintenance, being gravelled pathway to front door. Timber 6ft gate to side, access to

REAR GARDEN

Southerly aspect. A good size entertaining patio abuts the rear of the property with direct access into dining area via double glazed French doors. The remaining garden is easy maintenance being laid to "Astro turf". A private southerly aspect, with 6ft fencing to boundaries.

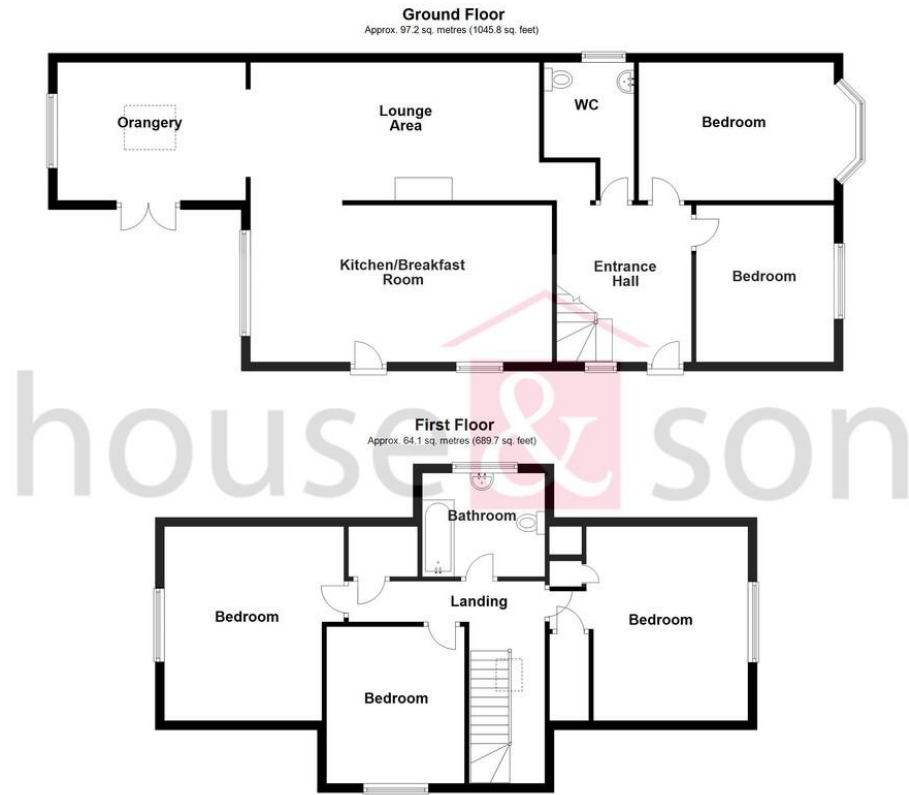
OFF ROAD PARKING

There is ample off road parking to the front for several vehicles.

AGENTS NOTE

The guide price can be exceeded. The seller's decision is final.





Total area: approx. 161.2 sq. metres (1735.6 sq. feet)

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