

4, Abbott Close, Bournemouth, BH9 1EX



Property overview

Guide Price £380,000

A well-presented 4-bedroom detached house in the cul-de-sac of Abbott Close, Bournemouth.

Convenient for scenic walks and amenities of Winton Recreation Grounds (0.2 miles), popular restaurants, cafes and amenities of Charminster & Winton High Streets (0.4 miles & 0.6 miles respectively), Queens Park Golf Course (1.1 miles), popular local pre, primary and secondary schools as well as direct access to further afield via the A338 (1.8 miles).

The accommodation offers an entrance hall (with downstairs WC and under-stairs storage cupboard), a lounge, a kitchen/diner and a partitioned integral garage (now comprising a utility and smaller garage space) on the ground floor.

Upstairs there are four bedrooms (two doubles, one with an en-suite, and two singles), plus a family bathroom.

Externally, there is a well-landscaped patio/garden.

The property also benefits from ample driveway parking and gas-fired central heating.

Offered with no forward chain and vacant possession



Accommodation

Front External:

Vehicular access (from Abbott Road) to private road leading into cul-de-sac, front garden section laid to shingle, block paved driveway for two cars (in tandem), up-and-over door to garage, recessed front door to:

Entrance Hall: 12' 10" max into stairwell x 7' 9" max (3.91m x 2.36m)

High-level consumer unit, thermostat control panel, radiator, tiled flooring, doors to accommodation and door to:

Under-Stairs Cupboard: 7' 11" max x 2' 8" max (2.41m x 0.81m)

Sloped with stairs, providing storage.

Downstairs WC: 5' 7" x 3' 8" (1.70m x 1.12m)

Obscured window to front aspect, part-tiled walls, radiator, wash hand basin with storage below, WC (with hidden cistern).

Lounge: 14' 11" max x 3' 4" (4.54m x 1.02m)

Bay window to front aspect, radiator, feature fireplace (with electric fire), TV aerial point, carpet.

Kitchen/Diner: 14' 10" x 9' 0" (4.52m x 2.74m)

Spotlights, hanging pendant lights, range of high-level storage, window to rear aspect, vertical radiator, range of eye and base level units, integrated appliances (dishwasher, fridge/freezer, Hotpoint microwave oven), range cooker (with 5-ring gas hob and extractor over), tiled flooring, French doors to garden.

Utility/Storage: 8' 7" x 7' 11" (2.61m x 2.41m)

Cupboard housing gas-fired combination boiler, window to rear aspect, light point, door to:

Integral Garage/Storage Section: 8' 5" x 8' 4" (2.56m x 2.54m)

Light point, up and over door to front.

First Floor Landing: (L-Shaped): 14' 10" max x 7' 9" max (4.52m x 2.36m)

Smoke alarm, hatch (with ladder) to loft, obscured window to side aspect, doors to accommodation.

Bedroom One: 14' 9" max into built-in wardrobes x 11' 9" max (4.49m x 3.58m)

Window to front aspect, radiator, range of mirror-fronted built-in wardrobes, door to:

En-Suite Shower Room: 7' 0" x 2' 4" (2.13m x 0.71m)

Spotlights, extractor fan, fully tiled walls and floor, shower enclosure (with mixer shower controls, handheld and rainfall shower over), wash hand basin (with storage below), WC.

Bedroom Two: 12' 9" x 8' 9" (3.88m x 2.66m)

Window to front and rear aspects, range of built-in wardrobes/storage, radiator.

Bedroom Three: 9' 0" x 7' 4" (2.74m x 2.23m)

Window to rear aspect, radiator, built-in wardrobe.

Bedroom Four: 9' 0" x 7' 3" (2.74m x 2.21m)

Window to rear aspect, radiator, built-in wardrobe.

Bathroom: 7' 0" x 5' 6" (2.13m x 1.68m)

Spotlights, extractor fan, fully tiled walls and floor, obscured window to front aspect, towel radiator, panelled whirlpool bath (with mixer taps, mixer shower controls, handheld and rainfall shower attachments over), wash hand basin with storage below, WC (with hidden cistern).

Rear External:

Enclosed by fence and wall, laid to patio, grass and shingle sections, two timber-framed gazebos (one over main patio, one over shingled section), raised and floor-level flower beds, side access to front, door to utility.

Photography











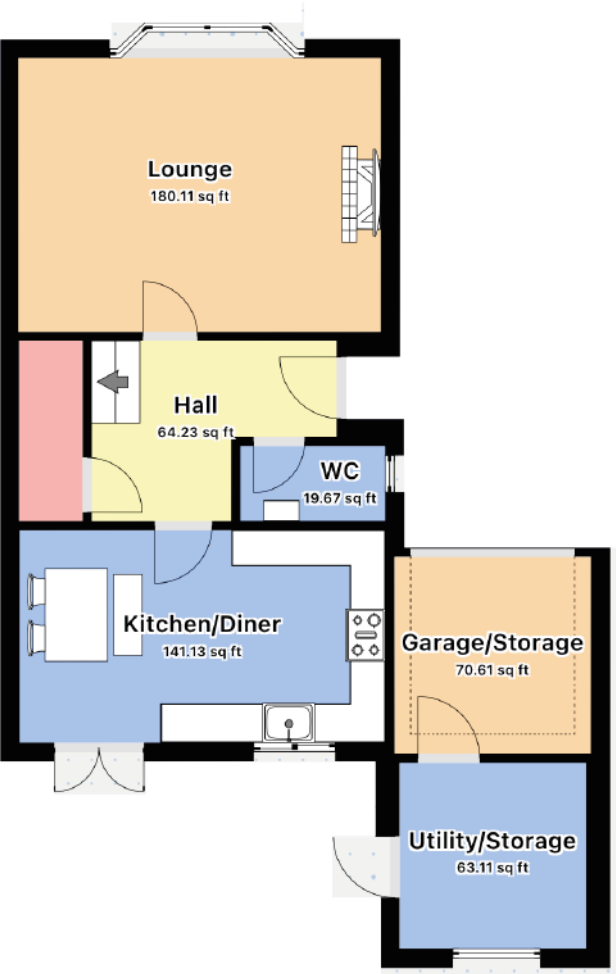








Floor Plan



EPC

31/07/2026, 14:58

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

4 Abbott Close BOURNEMOUTH BH9 1EX	Energy rating	Valid until:	3 May 2036
	C	Certificate number:	0096-3062-1205-1376-0204

Property type

Detached house

Total floor area

107 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 C. It has the potential to be C.

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0096-3062-1205-1376-0204>

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