





## HOUSE & SON

House & Son are delighted to offer for sale this attractive cottage-style, three/four bedroom detached chalet bungalow, in the favoured tree-lined road of Northbourne Avenue, Northbourne.

This home offers versatile accommodation for today's modern living. The accommodation comprises entrance hall, spacious living room, dining room/bedroom three, study room/bedroom four, kitchen/breakfast room, ground floor cloakroom, two further bedrooms and family bathroom.

Externally, there is a deep and wide, easy maintenance front garden and potential for additional off road parking, if required. A wide driveway to the side leading to a single detached garage. There is a private rear garden, fence enclosed and lawned.

Northbourne is a green and leafy suburb location in Bournemouth with the benefit of good schooling, Stour nature reserve and river walks, local shopping and good transportation links to further afield.

A generally well-appointed home, suitable for all, from couples, families to retirement patrons. No forward chain. Highly recommended!



## ENTRANCE

UPVC panelled glazed door to entrance hall.

## ENTRANCE HALL

**12' 1 max " x 9' 0 "T-shaped" (3.68m x 2.74m)**

Feature 'cottage style' reception hall with understair storage. Radiator. Return stairwell to first floor. All principal ground floor accommodation is accessed from the entrance hall.

### **GROUND FLOOR CLOAKROOM**

Obscure double glazed window to the side. Low level W.C. Vanity unit, wash hand basin. Part tiled wall splashback. Radiator.

### **LIVING ROOM**

**16' 9 into bay max" x 11' 10" (5.11m x 3.61m)**

Double glazed bay window to the front with view over easy maintenance front garden and tree lined road. Radiator. Stone surround feature fireplace with step up hearth. Media point. Easterly aspect, a light and illuminated room.

### **STUDY/GROUND FLOOR BEDROOM FOUR**

**12' 0" x 11' 4 into bay max" (3.66m x 3.45m)**

Double glazed bay window to the front, view over tree lined Northbourne Avenue. Radiator.

### **DINING ROOM/BEDROOM THREE**

**14' 0" x 10' 0" (4.27m x 3.05m)**

Double-glazed window to the rear with view over private lawned garden to the rear. Westerly aspect, afternoon sun. Radiator.

### **KITCHEN/BREAKFAST ROOM**

**14' 0" x 10' 0" (4.27m x 3.05m)**

Double glazed window to the side. One and half bowl stainless steel sink unit and drainer. Frosted double glazed window to the side. Kitchen furniture finished in soft cream. Fitted eye level cabinets with several glass finished displays. Fitted range of base units incorporating drawers, roll top work surfaces over. Feature tiled walls. Inset four ring electric hob, cooker filter hood over. Built in double oven with storage above and below, space and plumbing for washing machine, space for fridge/freezer. Cabinet concealing gas fired boiler. Radiator. Part glazed door, access onto private westerly aspect garden. Provision for table and



chair set

### **STAIRS TO FIRST FLOOR LANDING**

### **BEDROOM ONE**

**15' 6" x 13' 5" (4.72m x 4.09m)**

Feature spacious room with shaped eaved ceilings. Large double glazed window to the front, view over tree lined Northbourne Avenue. Access to eaves. Radiator.







### **BEDROOM TWO**

**18' 1" x 5' 3 plus door recess" (5.51m x 1.6m)**

'L'-shaped. Dual aspect double glazed windows. Radiator. Access into eaves storage storage (approximately 8'0" x6'2" part sloped ceilings).

### **BATHROOM**

**8' 5" x 7' 1" (2.57m x 2.16m)**

Obscure double glazed window to the rear, Bath, shower screen to the side, mixer taps and shower attachment over. Tiled walls with contrasting isert tiled border. Pedestal wash hand basin. Low level WC. Half tiled walls. Wall mounted heated towel rail. Storage cupboard, deep recessed storage/linen cupboard.

### **OUTSIDE FRONT**

**30' 0 width" x 16' depth approx" (9.14m x NaNm)**

Low boundary brick wall. Front garden. Potential for additional off road parking

### **DRIVEWAY**

11ft narrowing to 9ft width max. A wide driveway providing off-road parking for multiple vehicles tandem style.

### **GARAGE**

**16' 1" x 8' 0 max" (4.9m x 2.44m)**

Pitched roof. Up & over door. Power and lighting.

### **REAR GARDEN**

Westerly aspect. Close bordered fencing to the rear. Neat, lawned garden with raised borders to the side and rear.

Private, non-overlooked space. Ideal for entertaining and relaxing.

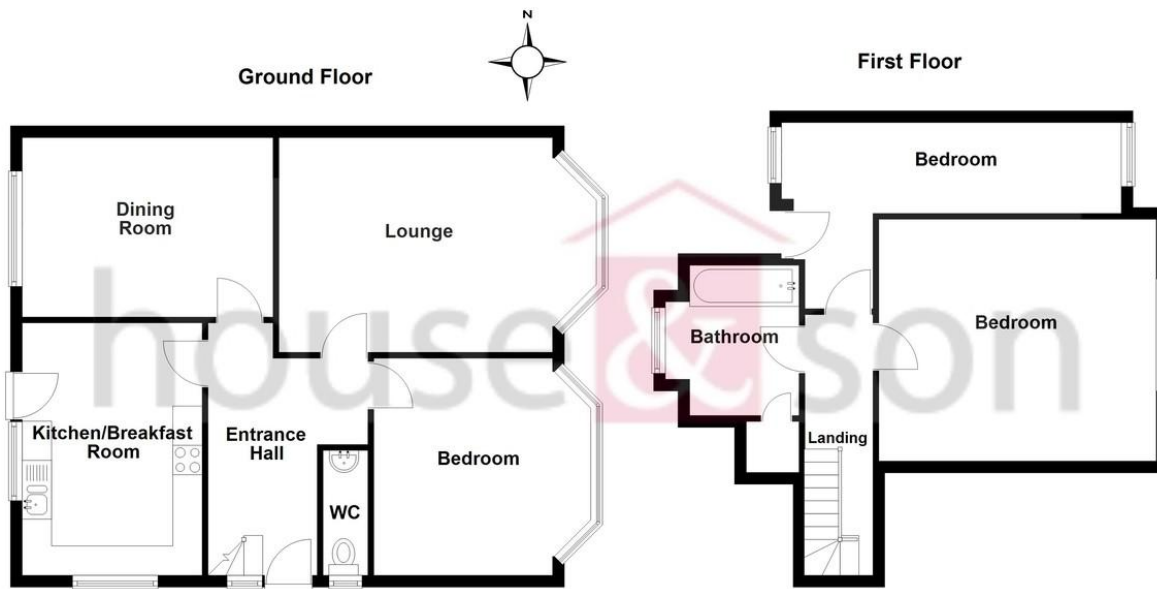
### **DISCLAIMER**

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.

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Total area: approx. 111.4 sq. metres (1199.1 sq. feet)

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## Energy performance certificate (EPC)

56a Northbourne Avenue BOURNEMOUTH BH10 6DQ	Energy rating	Valid until:	12 April 2036
	<b>D</b>	Certificate number:	5100-7175-0022-4694-3463

Property type

Detached house