





HOUSE & SON

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House & Son are delighted to bring to market this character five double bedroom detached home, occupying a generous overall plot with a large southerly aspect garden to the rear. The accommodation is versatile, comprising an enclosed porch, a spacious reception hallway, and a ground-floor cloakroom, separate sitting room, separate dining room and a good size kitchen/diner. There are three bathrooms (en-suite to the master bedroom), a garden room/office to the rear, a conservatory and a tandem length garage with the benefit of a swing 'in & out' driveway to the front. An impressive home waiting for a new home owner. General updating required.

FEATURE ENTRANCE PORCH

Wooden and part glazed front door.

INNER PORCH

Tiled floor. Provision for shoes and coats etc. Multi-panelled door to the entrance hall.

ENTRANCE HALL

16' 1 plus recess for coats storage" x 16' 1" (4.9m x 4.9m)

Impressive feature entrance hall, 'L'-shaped with a returning part galleried landing. Plate rail. Radiator.

GROUND FLOOR WC

Obscure double-glazed window to the side. Vanity unit with an inset wash hand basin. Low-level WC. Part mirrored wall. Electric heater.

SITTING ROOM

21' 8 into bay" x 15' 11" (6.6m x 4.85m)

Southerly aspect with enviable view over the private patio and lawned garden. Double-glazed bay window and inset French doors accessing onto the garden. Feature surround fireplace with an inset marble effect backing plate with raised stone hearth. Two small, obscure double-glazed windows to either side of the chimney. Picture rail. Two radiators.



DINING ROOM

16' 4 into bay" x 13' 5" (4.98m x 4.09m)

Double-glazed bay window to the rear, enjoying views over the southerly aspect lawned private rear garden. Decorative panelled ceiling. Picture rail. Radiator. Double-glazed door to bay, accessing onto outer utility/porch.

SHOWER ROOM

Obscure double-glazed window to the front. Step up to walk-in shower, electric shower. Tiled walls. Pedestal wash hand basin. Low-level WC. Double closet airing cupboard with pre-lagged tank, fitted immersion and pinewood shelving.

INNER HALLWAY

Leading to the ground-floor shower room, kitchen/diner and outer utility porch, office and conservatory.

KITCHEN/BREAKFAST ROOM

24' 9" x 11' 4 max" (7.54m x 3.45m)

KITCHEN AREA

Double-glazed window to the front with a view over a neat front garden, parking and tree-lined Dunkeld Road. Stainless steel sink unit and double drainer, mixer taps over. Fitted range of eye-level and base units incorporating drawers, roll top work surfaces over. Part tiled walls. Four-ring gas hob, filter hood over. Double oven. Space and plumbing for a dishwasher. Part double-glazed door to the side.

BREAKFAST AREA

Double-glazed window to the side. Radiator. Picture rail. Storage closet housing gas gas-fired boiler.

CONSERVATORY

8' 10" x 5' 0" (2.69m x 1.52m)

Access onto the south facing garden.



UTILITY ROOM

9' 4" x 6' 3" (2.84m x 1.91m)

Space and plumbing for a washing machine and tumble dryer. Wash-hand basin. Cupboard for additional storage

OFFICE/GARDEN ROOM

16' 0" x 11' 11" (4.88m x 3.63m)

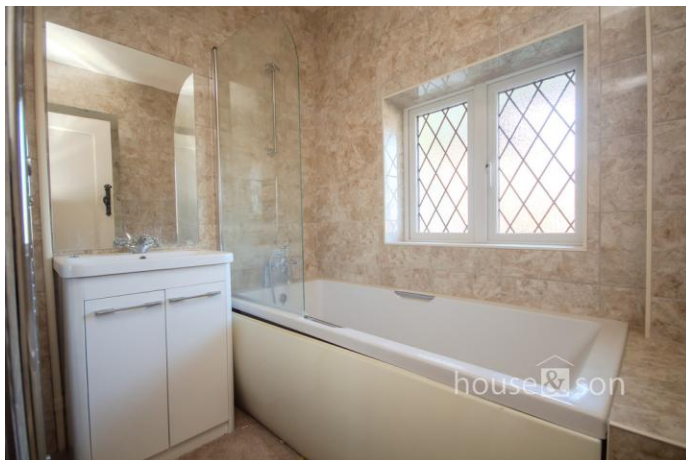
Dual aspect. Double glazed window with the view over the garden.

STAIRS TO FIRST FLOOR LANDING

Stairwell via entrance hall with original newel posts, spindles and bannister hand rail. Feature original, detailed glass window to the front. Stairs rising to a half landing area. Access to the loft.







FIRST FLOOR LANDING

'L'-shaped reception landing, spacious and part galleried with all principal rooms leading off.

BEDROOM ONE

20' 8 into bay" x 16' 0 overall room size including en-suite"
(6.3m x 4.88m)

Double-glazed window to the rear, view over the southerly aspect, private patio and lawned garden. Picture rails. Radiator.

EN-SUITE

Five-piece suite. Obscure double-glazed window to the side. Bath with taps over. Bidet and low-level WC. Vanity unit with a wash hand basin. Walk-in tiled shower. Radiator.

BEDROOM TWO

16' 8 into bay" x 13' 4" (5.08m x 4.06m)

Double-glazed bay window to the rear, view over private lawned rear garden. Radiator.

BEDROOM THREE

14' 8" x 13' 2 to back of wardrobe" (4.47m x 4.01m)

Double glazed window to the rear, view over lawned garden. Built-in wardrobes. Picture rail.

BEDROOM FOUR

13' 5 into bay" x 11' 11" (4.09m x 3.63m)

Double-glazed bay window to the front, view over tree-lined Dunkeld Road. Built-in wardrobe and vanity unit. Radiator. Picture rail.

BEDROOM FIVE

9' 9" x 7' 4 plus recessed double closet" (2.97m x 2.24m)

Double glazed window to the front. Built-in recessed double closet.

BATHROOM

Tiled walls. Bath. Vanity unit with a wash hand basin. Obscure double-glazed window to the front.

SEPARATE WC

Double-glazed window to the front. Low-level WC.

OUTSIDE FRONT

Boundary wall. Established and neat front garden.

DRIVEWAY

Driveway to the front. Parking for several vehicles. Swing 'in & out' driveway. To the side driveway leading to the garage.

GARAGE

17' 10" x 9' 0" (5.44m x 2.74m)

Pitched roof. UPVC double-glazed door to the rear, access to the greenhouse. 'Up & over' over door. Power and light.

REAR GARDEN

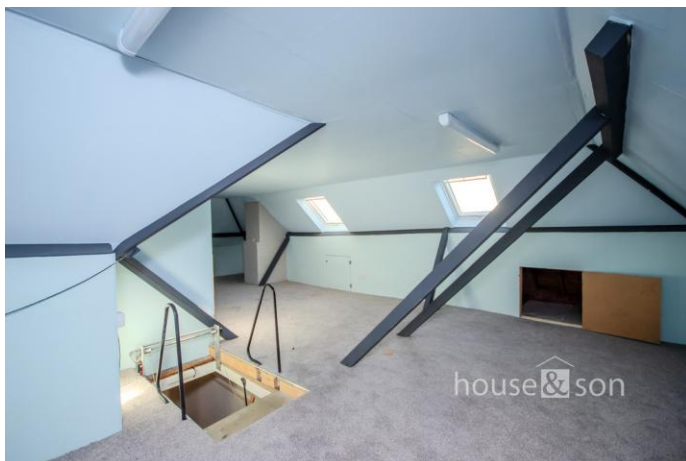
A mature, private generous-sized southerly aspect lawned and patio garden with established shrubs and screening boards.

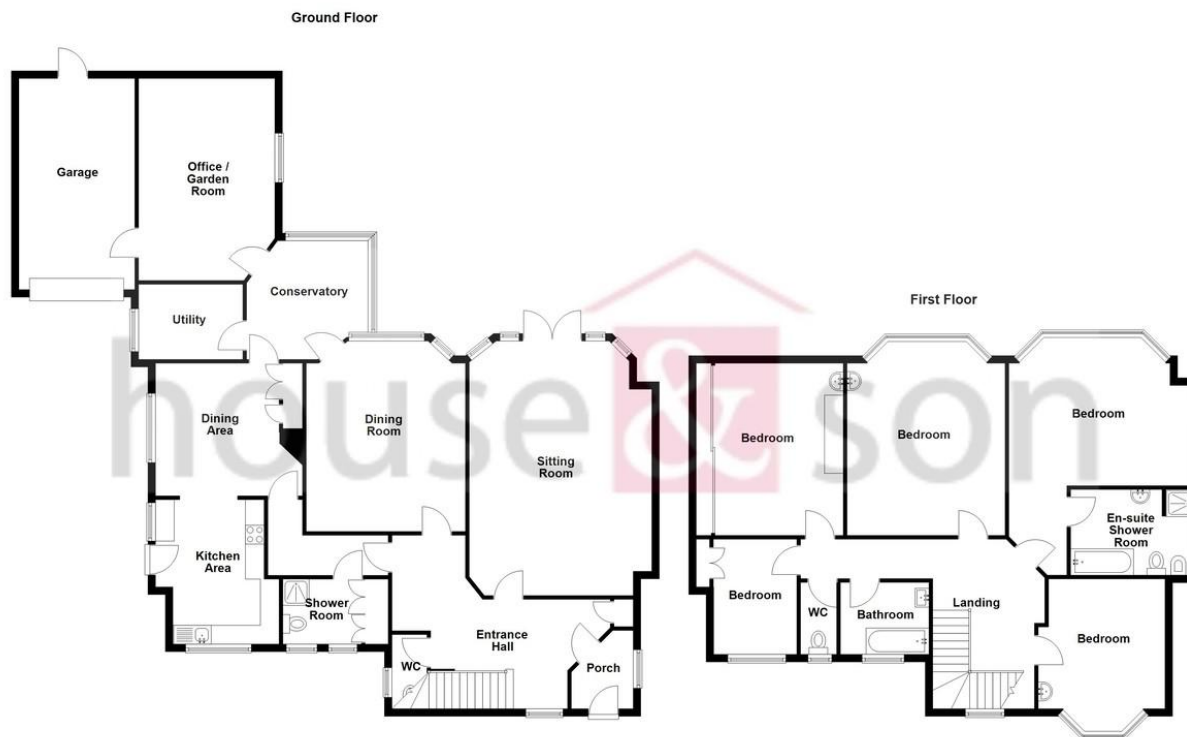
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Total area: approx. 276.3 sq. metres (2973.6 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006). Plan produced using PlanUp.



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Energy performance certificate (EPC)

8 Dunkeld Road BOURNEMOUTH BH3 7EN	Energy rating F	Valid until:	12 January 2036
		Certificate number:	7700-2834-0322-6506-3963

Property type

Detached house

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