





House & Son

HOUSE & SON

Residential Sales, Lettings, Property Management, Surveys & Valuation

Leading Independent Property Professionals Since 1939.

House & Son are delighted to offer for sale this stylish, well-appointed three double-bedroom, two-bathroom Edwardian home within the sought-after BH9/Winton location, within level walk to high street shopping, good school catchments for all ages, recreational parks and travel links to further afield.

This home has been updated by the current seller's, including NIC electrical re-wire, new first floor shower room and crisp fresh decoration complementing this character semi-detached house.

The property comprises the original facing brick with canopy cottage style entrance porch, giving way to feature entrance hall, a light and airy two separate reception rooms with tall ceilings, 20ft kitchen/breakfast room with direct access onto established, approximately 80ft plus, rear garden with various seating and dining areas for 'al-fresco' dining and entertaining. The garden is lawned well-stocked with perennial flowers and mature shrub borders. Complementing this home is a block paved driveway affording off-road parking for two vehicles.

An impressive, highly desirable family home - not to be missed.



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CANOPY PORCH COVER

UPVC panelled front door to entrance hall.

ENTRANCE HALL

10' 2" x 5' 4" (3.1m x 1.63m)

Feature entrance hall. Part panelled walls. Radiator.

Recessed understair storage/media area. Closet for storage, coats etc.

LIVING ROOM

13' 0" x 12' 10 into bay" (3.96m x 3.91m)

Double glazed bay window to front. Feature fireplace with display tiled hearth, shelving to recess. Picture rail. Coved ceiling. LVT 'herring bone' style flooring. A room retaining a wealth of character with a light airy illumination from the double glazed bay window to front.

DINING ROOM

13' 0" x 11' 0" (3.96m x 3.35m)

Tall ceilings. Dado rail. Dual aspect double glazed windows with an abundance of natural light. Radiator. Feature 'William Morris' design walls. Door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

21' 5" x 10' 0 max (overall room size)" (6.53m x 3.05m)

A 'Heart of the home' kitchen/breakfast room. Dual aspect with double glazed window to side, dual opening double glazed French doors to the rear, accessing directly onto private and lawned feature garden. Modern fitted kitchen comprising extensive eye level and base units, roll top work surface over. Space for cooker. Utility area with space for washing machine and dishwasher. Space for fridge/freezer. Tiled floor. Recessed ceiling downlighters.



GROUND FLOOR BATHROOM

Two obscure double glazed windows to the side. Tiled walls to principal areas. Bath with shower screen to the side, mixer taps and shower attachment over. Vanity unit with inset wash hand basin. Shaving point. Low level WC. Radiator. Recessed downlighters.

STAIRS TO FIRST FLOOR

Feature stairwell from the entrance hall leading to the first-floor split level landing.







BEDROOM ONE

12' 10 into bay max" x 9' 5 plus recess for wardrobe"
(3.91m x 2.87m)

A room with a view. Double glazed bay window to the front. Radiator. Feature panelled wall. Provision for wardrobe recess space.

BEDROOM TWO

11' 1" x 9' 9" (3.38m x 2.97m)

Double glazed window to the side. A light and airy room. Radiator.

BEDROOM THREE

10' 0" x 9' 0 max" (3.05m x 2.74m)

Double glazed window to the rear, view over good size lawned feature garden with an array of plants and mature shrubs to borders.

FIRST FLOOR SHOWER ROOM

Recently installed, well appointed shower room comprising shower, bi-fold doors, fixed overhead shower. Tiled walls. Pedestal wash hand basin. Enclosed low level WC. 'Retro fit' radiator and towel rail. Recessed ceiling downlights. Extractor fan. Part tiled walls. A classic, yet modern shower room.

OUTSIDE FRONT

Block paved driveway with parking for two vehicles, tandem style. Block paved pathway leading to front door. 6ft gate access to the side, leading through to the rear garden.

REAR GARDEN

Feature garden, approximately 80 ft plus, with 'al-fresco' dining/entertaining area, directly to kitchen French doors. The remaining garden is lawned with various perennial plants, mature shrub borders and seating areas. An inviting outdoor family space.

DISCLAIMER

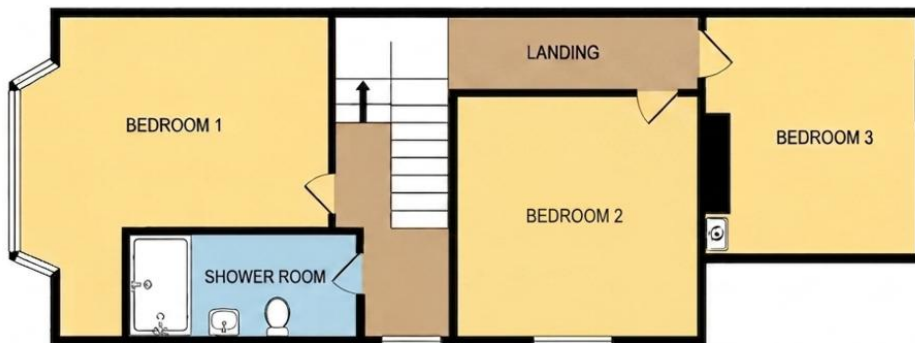
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Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

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FIRST FLOOR



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Energy performance certificate (EPC)

57 Withemoor Road BOURNEMOUTH BH9 2NU	Energy rating D	Valid until:	25 January 2034
		Certificate number:	2104-5557-2145-9851-9429

Property type

Semi-detached house

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.