



house & son



## HOUSE & SON

Occupying a convenient and well-connected position on Wallisdown Road, this spacious three/four bedroom detached home offers generous and versatile accommodation, a beautifully maintained southerly facing rear garden and ample off-road parking. Having been extended to the rear, the property provides well-balanced living space ideally suited to family life, whilst remaining within easy reach of highly regarded schools, local amenities and transport links.

The property is approached via a large private driveway providing off-road parking for several vehicles, a valuable feature for modern family living.

A welcoming entrance hall leads through to the ground floor accommodation, which has been arranged to offer excellent flexibility depending on a buyer's requirements. Positioned to the front of the property is a separate reception room, currently utilised as a fourth bedroom, although equally suited as a formal dining room, playroom or additional living space if desired.

To the rear, the property opens into an impressive extended living room, created through a single-storey rear extension. This substantial reception space provides excellent room for both seating and entertaining areas, with sliding patio doors opening directly onto the rear garden and allowing natural light to flood the room throughout the day.

The kitchen/breakfast room has been fitted with a comprehensive range of wood-effect units complemented by ample work surface space and a central breakfast bar, creating a sociable and practical hub of the home. Integrated appliances include a fridge freezer, microwave and double oven, whilst a side door provides convenient access to the



garden.

Upstairs, the property continues to offer well-proportioned accommodation with three bedrooms and a family bathroom. The principal bedroom enjoys a pleasant outlook over the rear garden and benefits from fitted wardrobes and additional overhead storage. Bedroom two is another generous double room positioned to the front elevation, also benefitting from fitted wardrobes, whilst the third bedroom overlooks the rear garden and is currently arranged as a home office, although equally suitable as a child's bedroom or nursery.

The family bathroom is fitted with a corner bath, wash hand basin, WC and fitted storage units.

Externally, the southerly facing rear garden is a particular feature of the property, having been attractively landscaped to provide a combination of patio seating areas, lawn and mature planting. The garden enjoys a good degree of privacy and sunshine throughout much of the day, making it ideal for outdoor dining, entertaining or family use. Additional features include a greenhouse, storage sheds and side access.

The property further benefits from gas central heating, double glazing throughout and a roof replacement completed in 2019.

Wallisdown Road remains a consistently popular and convenient location, offering easy access to a wide range of local amenities including Tesco Express, Aldi, pharmacies, convenience stores and a nearby Sainsbury's superstore. The property is also ideally positioned for access to well-regarded schools including Talbot Primary School and St Mark's Church of England Primary School, making it particularly appealing for family purchasers.



Excellent transport links provide straightforward access to Bournemouth town centre, Poole and Christchurch, whilst the award-winning coastline and nearby recreational facilities are all within easy reach.

Lounge - 21'8" x 11'5" (6.60m x 3.48m)

Kitchen/Breakfast Room - 15'4" x 10'4" (4.67m x 3.15m)

Dining Room/Bedroom Four - 11'5" x 10'0" (3.48m x 3.05m)







Bedroom One - 12'11" x 11'5" (3.94m x 3.48m)

Bedroom Two - 11'5" x 10'0" (3.48m x 3.05m)

Bedroom Three - 10'4" x 6'9" (3.15m x 2.06m)

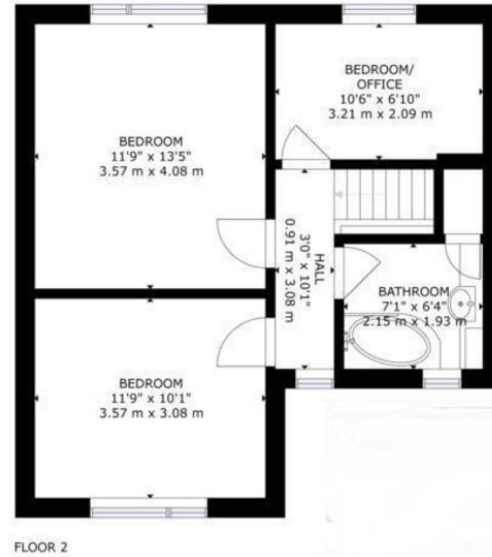
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## Energy performance certificate (EPC)

33 Castle Lane West BOURNEMOUTH BH9 3LH	Energy rating	Valid until:	13 May 2036
	<b>D</b>	Certificate number:	9044-3062-9205-1066-4200

Property type

Top-floor maisonette