





5 ABBOTT CLOSE, BOURNEMOUTH, BH9 1EX

GUIDE PRICE £400,000-£425,000

**SUBSTANTIAL FOUR DOUBLE BEDROOM
DETACHED FAMILY HOME**

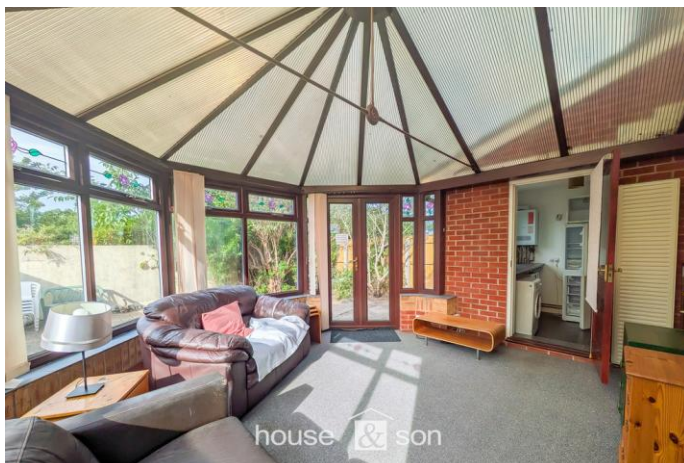
A substantial four double bedroom detached family home, quietly positioned within a small residential cul-de-sac in the popular Winton area of Bournemouth. Offering approximately 1,367 sq ft of generous and versatile accommodation, the property provides excellent family living space arranged over two floors.

The accommodation includes a welcoming entrance hall, bay-fronted lounge, kitchen/diner, impressive conservatory, separate utility room and ground floor WC. Upstairs are four genuine double bedrooms, including a particularly spacious principal bedroom with en-suite shower room, together with a family bathroom.

Outside, the property benefits from a particularly generous rear garden with gated side access, while the front provides ample off-road parking for multiple vehicles. There is also a useful garage/storage area.

The property is presented in clean and tidy order and benefits from full double glazing and modern electrical installations, with supporting certification available.

Abbott Close is a small residential cul-de-sac conveniently situated for the extensive amenities of Winton, with Wimborne Road providing a broad range of shops, supermarkets, cafés, restaurants and everyday services. There are also good transport links towards Bournemouth town centre and surrounding areas.



The property is presented in clean and tidy order and benefits from full double glazing, recently fitted carpets and floor coverings, a recently replaced bathroom. The three integrated alarms and heat detector were also replaced approximately one year ago, with supporting certification available.

Entrance Hall

8'10" x 7'9"

A welcoming entrance hall with stairs rising to the first floor and doors leading to the principal ground-floor accommodation.

Lounge

13'4" into bay x 14'10"

A generous principal reception room with a large bay window providing good natural light.

Kitchen/Diner

14'10" x 9'0"

A well-proportioned kitchen and dining space with room for a family dining table and access to the conservatory.

Conservatory

14'8" x 13'1"

An impressive additional reception space overlooking the rear garden, providing considerable flexibility for family living, dining or entertaining.

Utility Room

8'2" x 8'0"

A useful separate utility area with space for appliances and additional storage.

Ground floor WC.



First Floor

Landing

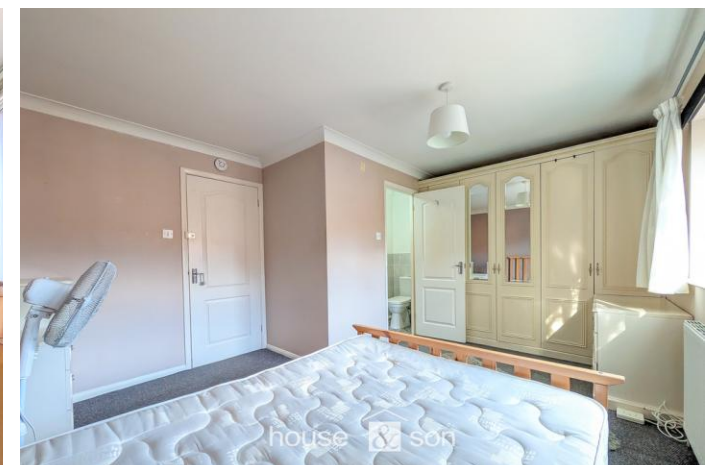
Providing access to all four bedrooms and the family bathroom.

Bedroom One

11'9" maximum x 15'0"

A particularly generous principal bedroom with ample space for a range of bedroom furniture and access to the:







En-Suite Shower Room

Private shower room serving the principal bedroom.

Bedroom Two

12'7" x 8'10"

A good-sized double bedroom.

Bedroom Three

9'0" x 7'4"

A further double bedroom.

Bedroom Four

9'0" x 7'3"

A fourth genuine double bedroom, offering flexibility for family, guests or home working.

Family Bathroom

7'1" x 5'0"

Family bathroom serving the remaining bedrooms.



OUTSIDE

Front

A generous frontage providing ample off-road parking for multiple vehicles, with space for three cars and potentially more depending upon arrangement.

Rear Garden

A particularly generous rear garden providing a substantial private outdoor space. The garden benefits from gated side access and offers considerable scope for family use, entertaining and outdoor recreation.

Garage/Storage

Useful additional garage/storage area measuring approximately 8'5" x 8'0".



LOCATION

Abbott Close is a small residential cul-de-sac in Winton, an established and popular suburb of Bournemouth. The property is well placed for the extensive amenities along Wimborne Road, including supermarkets, independent shops, cafés, restaurants and everyday services.

Winton also benefits from regular bus services, providing convenient connections towards Bournemouth town centre, the railway station and surrounding areas.

There is a good selection of schools within the wider area, together with recreational facilities including Winton Recreation Ground and Queen's Park. Bournemouth's town centre, gardens and award-winning beaches are also readily accessible.

The location combines the convenience of established urban amenities with the quieter setting of a residential cul-de-sac, making it particularly appealing to families.

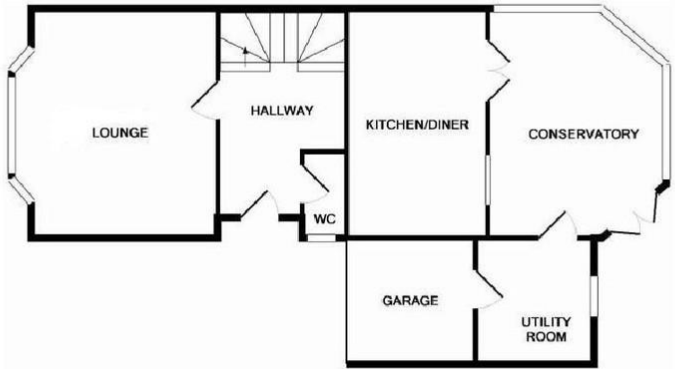
DISCLAIMER

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.

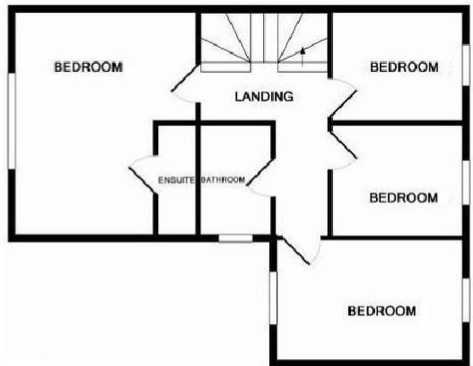
Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative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

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.

Floorplan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

5, Abbott Close BOURNEMOUTH BH9 1EX	Energy rating	Valid until:	28 August 2029
	D	Certificate number:	8231-6928-4650-7941-7922

Property type	Detached house
Total floor area	110 square metres