



house & son

Norton Road

Bournemouth, BH9 2QA

£575,000

- Detached family home in a sought-after Talbot Park location
- Four well-proportioned bedrooms plus loft/hobbies room
- Two spacious reception rooms
- Kitchen/dining room with access to side porch
- En-suite shower and vanity unit to main bedroom
- Family bathroom and separate ground floor WC
- South-facing rear garden with summer house and shed
- Attached garage/workshop and UPVC double glazing throughout

HOUSE & SON

An extended and well-maintained detached family home, located in a popular residential road, in Talbot Park, with in easy reach of Winton's high street, schools, parks, and local amenities.

This spacious property offers versatile accommodation across three floors. The ground floor comprises a welcoming entrance porch and hallway, cloakroom/WC, a formal sitting room to the front, and a separate living room overlooking the rear garden. The kitchen/dining room is positioned to the rear and offers a sociable layout ideal for family use, with adjoining side porch access.

To the first floor are four well-proportioned bedrooms, including a main bedroom with en-suite shower and vanity unit, along with a modern family bathroom.

A staircase leads to the top floor where a generous loft room/hobbies space provides further flexibility, potentially suitable for a home office, gym or guest area.

The property benefits from UPVC double glazing and gas central heating. Outside, the front garden is enclosed and neatly maintained, while the rear garden enjoys a sunny southerly aspect. Additional features include an attached garage/workshop, timber shed, and a summer house – perfect for storage or leisure use.

Situated in the sought-after BH9 postcode, the home is within catchment for Winton and Glenmoor Academies and is well-positioned for access to Bournemouth University, Redhill Park, and transport links into the town centre.

This is a rare opportunity to acquire a substantial and adaptable family home in a well-regarded residential location. With its generous room sizes, south-facing garden, and excellent proximity to schools, parks and amenities, 100 Norton Road presents an ideal choice for those seeking long-term space and comfort in the heart of Talbot Park.

PORCH

ENTRANCE HALL

WC

LOUNGE

15' 9" x 12' 5" (4.81m x 3.79m)

KITCHEN/BREAKFAST ROOM

18' 2" x 8' 11" (5.55m x 2.73m)

LOUNGE

15' 10" x 12' 2" (4.84m x 3.72m)

BEDROOM 1

15' 10" x 12' 2" (4.84m x 3.72m)

BEDROOM 2

12' 7" x 8' 11" (3.84m x 2.73m)

BEDROOM 3

15' 5" x 12' 5" (4.7m x 3.79m)

BEDROOM 4

11' 8" x 8' 8" (3.57m x 2.66m)

BATHROOM

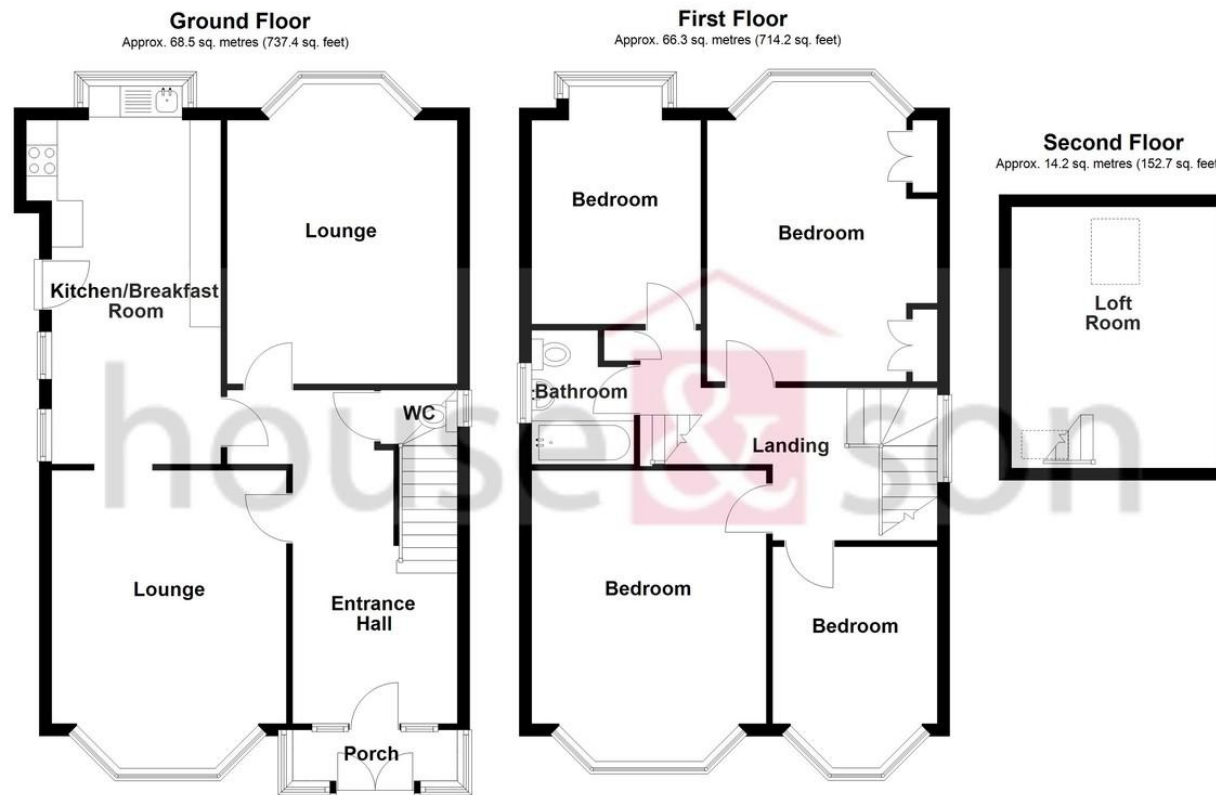
STAIRS TO SECOND FLOOR

LOFT ROOM

13' 10" x 11' 0" (4.22m x 3.37m)

FRONT GARDEN

SOUTH FACING GARDEN



COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

100 Norton Road BOURNEMOUTH BH9 2QA		Energy rating D
Valid until 7 April 2035	Certificate number 0360-2598-1440-2805-0861	

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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 are 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