





## **HOUSE & SON**

House & Son are delighted to offer for sale this character, double bay fronted family home, in this enviable location of Bourne mouth, being ideally situated for good primary and secondary schools, including Grammar. The local areas supports further amenities including the Stour nature reserve for river walks, Castlepoint shopping centre and transport links to further afield.

A delightful feature home with three reception rooms (work from home), kitchen/breakfast room, ground floor cloakroom, a wonderful conservatory overlooking the private garden, four double bedrooms and family bathroom.

Externally, there is extensive off road parking, driveway to the side, garage and private well-proportioned lawned rear garden. Highly recommended. Not to be missed!

## **ENTRANCE VESTIBULE**

Feature entrance vestibule. Original tiled floor. Double glazed windows to the side. Original wooden panelled front door with inset leaded and stained glass window with complementing side panels.

## **ENTRANCE HALL**

**16' 0" x 6' 1" (4.88 m x 1.85 m)**

Spacious, character entrance hall. Understair storage, provision for shoes and coats. Radiator. Picture rail. Feature entrance hall with stairwell rising to the front elevation.

## **GOUND FLOOR WC**

Obscure double glazed window to the rear. Low level WC, wall mounted wash hand basin. Part tiled walls with border edge.



### **LOUNGE/DINER**

**24' 7 into bay" x 11' 0 overall room size" (7.49m x 3.35m)**

A charming feature room.

### **LOUNGE AREA**

**14' 0 into bay" x 11' 0 overall room size" (4.27m x 3.35m)**

Double glazed deep bay window to the front with opening quarter lights over. Radiator. A bright and airy room with tall ceilings. Picture rail Feature fireplace surround with step up hearth and provision for log burner. Wall light points.

### **DINING AREA**

**10' 0" x 11' 0" (3.05m x 3.35m)**

Picture rail. Radiator. Dual opening double glazed French doors accessing onto conservatory.

### **RECEPTION ROOM THREE/S STUDY WORK FROM HOME**

**14' 1" x 11' 0" (4.29m x 3.35m)**

Deep and wide double glazed bay window to the front, with views over West Way. Radiator. Picture rail. Tall ceilings.

### **CONSERVATORY**

**18' 10 into bay" x 10' 8" (5.74m x 3.25m)**

A room with a view! Dwarf walls, inset double glazed French doors. Exposed brick wall and bay window. A charming versatile space with a stunning view over mature, landscaped and lawned private garden to the rear. Wall mounted heating and overhead lighting.

### **KITCHEN/BREAKFAST ROOM**

**14' 6" x 10' 2 max" (4.42m x 3.1m)**

Single bowl sink with drainer, mixer taps over. 'Shaker style' fitted cabinets, finished in soft grey colour, fitted eye level units, underpelmet lighting, fitted base units incorporating drawers. Inset four ring electric hob, cooker filter hood over,



eye level double oven. Space and plumbing for washing machine, space for tumble dryer, integrated dishwasher, integrated microwave. Part tiled walls. Double glazed French doors accessing into charming, private lawned rear garden. Wall mounted heater.

### **STAIRS TO FIRST FLOOR LANDING**

Feature newel posts, hand rail, along with 'arts & crafts' inset spindles. Stairs rising to the front of the property with double glazed window with view over tree lined West Way. Radiator.







### **SPACIOUS FIRST FLOOR RECEPTION LANDING**

Deep recessed closet, airing cupboard with lagged tank fitted with immersion. Pinewood shelving. Picture rail. Natural light illuminates this space.

### **BEDROOM ONE**

**14' 8 into bay" x 11' 0" (4.47m x 3.35 m)**

Double glazed bay window to the front, outlook over the premier road and tree lined West Way. Radiator. Picture rail. Radiator.

### **BEDROOM TWO**

**14' 8 into bay" x 11' 1" (4.47m x 3.38 m)**

Double glazed bay window to the front. Picture rail. Radiator.

### **BEDROOM THREE**

**11' 0" x 10' 1" (3.35m x 3.07m)**

Double glazed bay window to the rear, view over established, mature private lawned garden. Picture rail. Radiator.

### **BEDROOM FOUR/EN-SUITE TO MASTER BEDROOM**

**10' 1" x 8' 4" (3.07m x 2.54m)**

Currently arranged as en-suite to master bedroom. Double glazed window to the rear, view over rear garden. Currently, bedroom four is en-suite to the master bedroom comprising pedestal wash hand basin. Bath with shower screen, telephone miser taps. Low level WC. 'Retro' chrome heated towel rail. 3/4 tiled walls with decorative mid-point border.

### **FAMILY BATHROOM**

**8' 8" x 5' 4 plus closet recess" (2.64m x 1.63 m)**

Obscure double glazed window to the rear. Modern three piece suite, bath with shower to the side, mixer bath filler

taps over and built in shower with fixed overhead shower head. Vanity unit with inset wash hand basin, storage under. Display vanity shelf. Enclosed WC cistern. Tiled walls and floor. Heated towel rail.

### **OUTSIDE FRONT**

Redbrick wall. Driveway. Flower bed, neat, established borders. Pathway to the front door.

### **DRIVEWAY**

Driveway to the side leading to garage.

### **GARAGE**

Oversized garage.

### **REAR GARDEN**

An inviting and tranquil, well-proportioned garden with patio and lawned areas. Established mature borders. Outside light, outside tap.

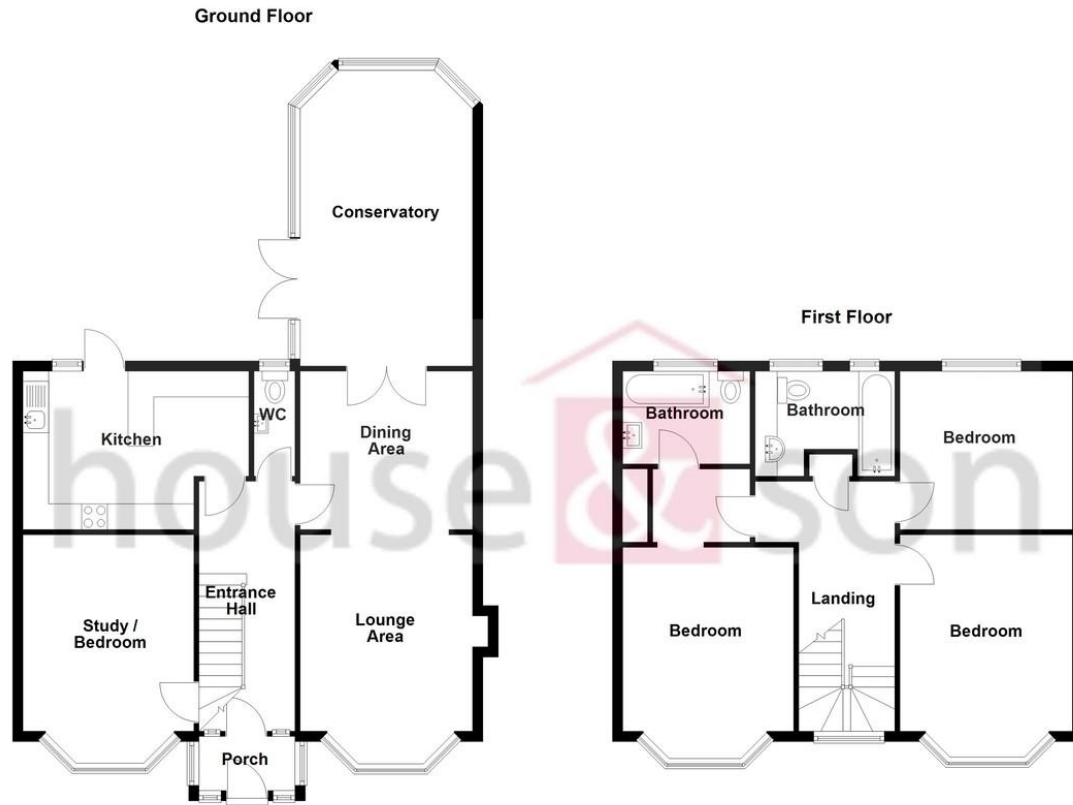
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Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken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

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Total area: approx. 145.4 sq. metres (1565.5 sq. feet)

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## Energy performance certificate (EPC)

90 West Way  
BOURNEMOUTH  
BH9 3EA

Energy rating  
**D**

Valid until: 29 March 2036

Certificate number: 2000-8606-0522-5671-3763

Property type

Detached house