





HOUSE & SON

House & Son are delighted to offer for sale this character, double bay fronted family home, in this enviable location of Boumemouth, 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.

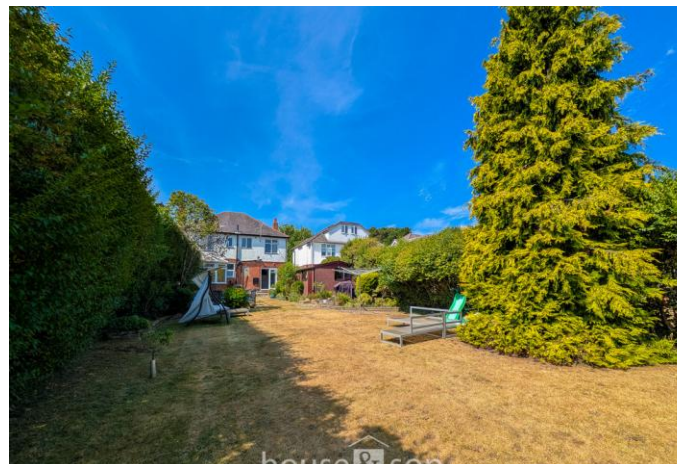
ENTRANCE HALL

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/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 3.35m)

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 3.38m)

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 W.C. '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.

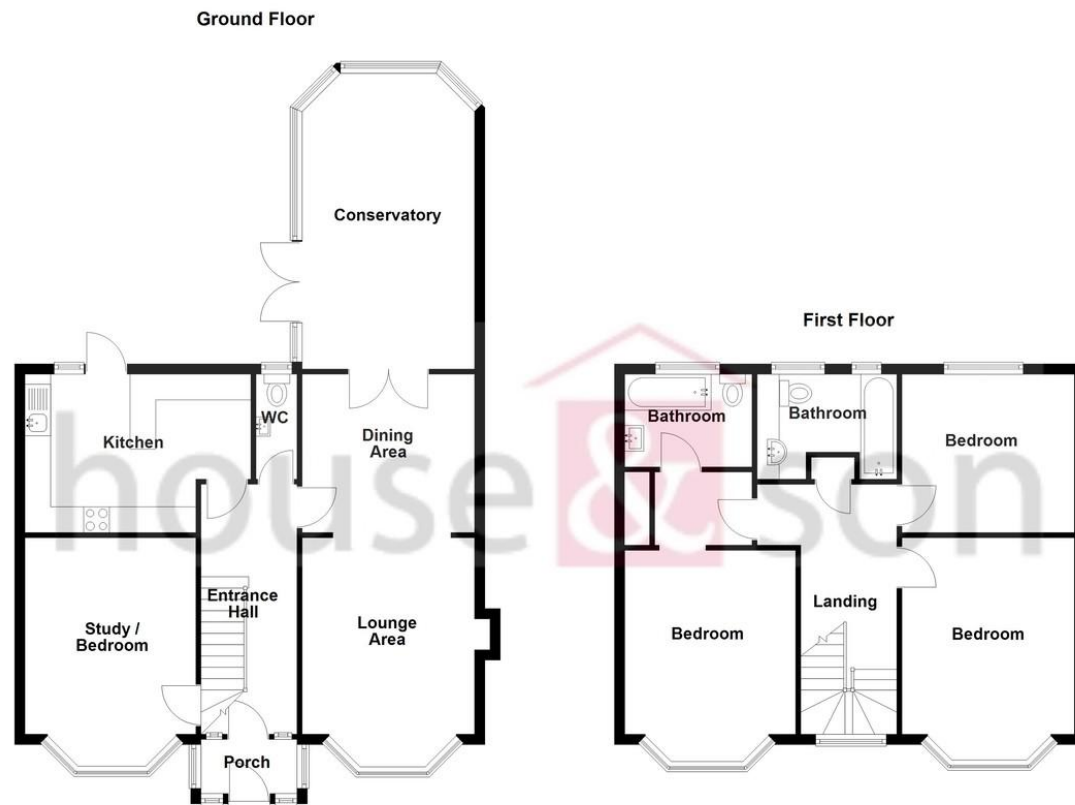
DISCLAIMER

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.

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

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or misstatement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



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Energy performance certificate (EPC)

90 West Way BOURNEMOUTH BH9 3EA	Energy rating	Valid until:	29 March 2036
	D	Certificate number:	2000-8606-0522-5671-3763

Property type

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.