





HOUSE & SON

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An exceptional detached character home in the highly desirable Talbot Park, Bournemouth. This enviable home is located in a highly sought after tree lined road, yet within close proximity to good schooling for all ages, recreational parks, West Hants tennis and social clubs, high street shopping and travel links to further afield.

The accommodation is versatile and finished to a high specification throughout. The current owners have modernised this property to form a four double bedroom house with a generous extended family accommodation - annexe.

The accommodation is based over two floors and comprises a house with private entrance, entrance hall, ground floor shower room, utility room, open living space with direct access onto south facing private garden, stairs to first floor landing, four first floor double bedrooms and family bathroom.

The annexe/family accommodation comprises own entrance (connecting door to the house via entrance hall). two double bedrooms, two luxury bathrooms, open plan living space and direct access onto south facing garden.

Externally, there is a forecourt parking for three/four vehicles and driveway. There is a private, lawned south facing garden with mature borders and patio/terrace.

This is an interesting home with ability for all age groups. Not to be missed.



ENTRANCE

Feature front door. Veranda style porch covering.

FRONT DOOR TO HOUSE

Panelled composite door. Feature port hole design window to the side.

ENTRANCE HALL

10' 3" x 6' 6" (3.12m x 1.98m)

LVT flooring. Provision for shoes and coats.

CLOAKROOM

6' 1" x 5' 0" (1.85m x 1.52m)

Obscure double glazed window to the side. Oversized shower with full height shower screen to the side. Thermo T-bar shower with over head shower and hand held shower attachment. Wall mounted wash hand basin. Modern low level WC. Tiled walls. Recessed ceiling downlighters. Extractor fan. Heated towel rail.

INNER HALLWAY

Complementing LVT flooring. Return door to Annex.

UTILITY ROOM

7' 5" x 6' 3" (2.26m x 1.91m)

Obscure double glazed window to the side and obscure double glazed door access to side pathway. Fitted base units with work top surfaces over. Inset stainless steel sink unit and drainer. Provision for 'stacker' washing machine and tumble dryer. Wall mounted gas fired combination boiler. Radiator.. Recessed ceiling downlighters, coved ceiling.

OPEN PLANNED LIVING SPACE

24' 7" x 9' 8" (7.49m x 2.95m)

Bi-fold doors accessing directly onto private patio and landscaped southerly aspect garden. Overhead feature light lantern.

KITCHEN AREA

Shaker style modern fitted kitchen cabinets finished in a 'soft tonal sage'. One and half bowl under counter sink. Fitted work top surfaces, overhanging pull-up stool to dining/breakfast bar. Integrated electric hob with cooker filter hood over. Built in double oven. Integrated fridge and freezer. 'Retro' fit radiator. LVT flooring. Recessed ceiling downlighters.

STAIRS TO FIRST FLOOR LANDING

Stairs rising to the first floor landing. Split level landing. Double glaze window to the side. A spacious reception landing with all principal rooms leading off. Access to loft.



BEDROOM ONE

14' 0 max into bay" x 13' 6" (4.27m x 4.11m)

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

BEDROOM TWO

14' 1 max into bay" x 13' 7" (4.29m x 4.14m)

Double glazed window to the rear, view over southerly aspect private mature rear garden. Radiator. Coved ceiling.

BEDROOM THREE

11' 7" x 10' 0" (3.53m x 3.05m)

Double glazed window to the rear. Built in three door wardrobes. Radiator.







BEDROOM FOUR

9' 1" x 8' 10" (2.77m x 2.69m)

Double glazed window to the front, view over tree lined road. Built in wardrobes. Radiator.

BATHROOM

9' 6" x 6' 7" (2.9m x 2.01m)

A generous size bathroom with step up to bath area. Deep double ended bath, shower screen to the side, mixer taps and shower over. 'Floating' wall mounted semi-pedestal wash hand basin. Low level WC. Radiator. Obscure double glazed window to the side. Tiled walls to principal area with inset vanity mirror and lighting. LED ceiling downlighters. Extractor fan.

ANNEX

OWN ENTRANCE HALL

10' 3" x 6' 6" (3.12m x 1.98m)

Original feature front door. Good size reception hall. Feature part hole window. 'Retro' fit radiator. (Internal door to the rear of the reception hall connecting to main house).

OPEN PLANNED LIVING ROOM

24' 10" x 13' 2 max" (7.57m x 4.01m)

Bi-fold doors, accessing onto southerly aspect patio and landscaped southerly aspect private garden. Feature roof light lantern illuminates this living space.

KITCHEN AREA

Shaker style fitted kitchen with well appointed eye level cabinets and base units, finished in a 'soft grey'. One and half bowl sink with drainer, worktop surfaces with inset four ring induction hob, cooker filter hood over. Tall larder units. Space for American style fridge/freezer, integrated slimline dishwasher. Pull-up breakfast bar. Recessed ceiling downlighters. Two 'Retro' style radiators. Wall mounted thermostat LCD control central heating. Media point.

CLOAKROOM/GROUND FLOOR SHOWER ROOM

8' 9" x 6' 4" (2.67m x 1.93m)

Double glazed bay window to the front. Extractor fan. Recessed LED downlighters. Floor mounted cabinets for storage. Oversized wash hand basin. Corner shower with hinged glazed door. Fitted thermo-bar shower, overhead shower and handheld shower attachment. Recessed tiled shelving area. Bespoke fitted cabinet, housing space and plumbing for washing machine and space for tumble dryer with complementing worktop surface. Shelving. Wall mounted gas fired combination boiler. Low level WC. 'Brick

style glazed tiled walls and tiled floor. Gas fired combination boiler.

LOUNGE/BEDROOM TWO

13' 7 into bay max" x 12' 3" (4.14m x 3.73m)

Double glazed bay window to the front. 'Retro' fit radiator. Feature fireplace with stone step up raised hearth and inset living flame effect gas fire. Ornate ceiling.

BEDROOM ONE

14' 0" x 11' 7" (4.27m x 3.53m)

Feature double glazed French doors opening onto southerly aspect patio and landscaped gardens. Media point. 'Retro' fit radiator. Wall mounted thermostat control. Coved ceiling

EN-SUITE

High specification finish with marble effect tiled walls and 'drift wood' style white oak floor covering. Oversized corner glazed shower, recessed tiled shelving. Thermo shower with over head shower and hand held shower attachment. 'Floating' wash hand basin with storage. Freestanding shaped bath with centralised taps. Heated towel rail. Obscured glazed over head skylight.

OUTSIDE FRONT

Landscaped borders.

OFF ROAD PARKING AND DRIVEWAY

A remodelled driveway and parking provision for three/four vehicles. Side pathway to 6ft gate leading to southerly aspect rear gardens.

SOUTHERLY ASPECT REAR GARDEN

The garden as a whole has a grey stone patio terrace with established borders to the side. The garden is lawned and private.



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Total area: approx. 195.5 sq. metres (2104.6 sq. feet)

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20 Glenmoor Road, -



Energy performance certificate (EPC)

20 Glenmoor Road BOURNEMOUTH BH9 2LF	Energy rating	Valid until:	16 September 2036
	D	Certificate number:	7136-8421-6600-0936-6292
Property type		Detached house	
Total floor area		195 square metres	