



Willow Tree Rise

Bournemouth, BH11 8EE

£350,000

- Detached Two Double Bedroom Bungalow
- Open Plan Living Room
- Potential to Create Bedroom Three
- Dining Conservatory
- Landscaped Westerly Aspect Rear Garden
- Modern Kitchen and Fitted Bathroom
- Driveway to Garage
- No Forward Chain



HOUSE & SON

House & Son, Residential Sales, Lettings, Property Management, Surveys & Valuation. Leading Independent Property Professionals Since 1939.

House & Son are delighted to be able to offer for sale this modern detached bungalow in an enviable cul-de-sac location at Turbary Park. The current owner has improved this home with open plan living space, landscaped gardens and general updating throughout. There is now potential for a further bedroom to be formed (subject to local Borough requirements. See agent's note).

The accommodation is well proportioned and an 'easy flow' throughout. The dining conservatory is a useful addition, enabling direct access onto and view over the patio feature westerly aspect garden. Further benefits include close

proximity to Turbary Park for exercising/walking, schooling, shopping and driveway to garage.

ENTRANCE

Recent new composite front door.

ENTRANCE HALL

Communicating entrance hall with all principal rooms leading off. Part panelled walls, radiator with decorative covers. Large storage closet. Access to loft via loft ladder. Further built in closet housing gas fired combination boiler with shelving for storage.

LIVING ROOM

15' 8" x 14' 1" (4.78m x 4.29m)

Feature 'L'-shaped living room. Stone hearth, provision for log burner. TV media point. Westerly aspect with direct

access into dining/lounge/conservatory. Square arch to kitchen.

Agent's note: The living space has potential to create bedroom three, please refer to floor plan.

CONSERVATORY/DINING

11' 10" x 8' 8" (3.61m x 2.64m)

Full panel windows to rear and side. Radiator. Double glazed picture window. Double glazed French doors with access onto westerly aspect landscaped patio garden. Radiator.

KITCHEN

9' 5" x 8' 5" (2.87m x 2.57m)

Open plan to living room. Double glazed window and door accessing onto patio and landscaped gardens. Kitchen

cabinets finished in high gloss white with complementing roll top work top surfaces over. Part tiled walls with mosaic tiled border. Built in four ring gas hob with chimney filter hood, single oven. Stainless steel sink unit and drainer, taps over. Integrated dishwasher, space for fridge/freezer. Tiled floor.

BEDROOM ONE

12' 10 max into bay" x 10' 8" (3.91m x 3.25m)

Double glazed bay window to front, overlooking cul-de-sac. Radiator with decorative surround, feature 'floating' display shelf. Coved ceiling.

BEDROOM TWO

8' 8" x 8' 6" (2.64m x 2.59m)

Double glazed window to front. Built in range of wardrobes with bridging unit. Inset space for Queens size bed. Radiator

with decorative cover. Coved ceiling.

BATHROOM

7' 7" x 5' 4" (2.31m x 1.63m)

Obscure double glazed window to side. 'Spa bath', shower screen to side, electric shower, taps over. Tiled walls with mid-point tiled borders. Bathroom furniture with inset wash hand basin, storage under, enclosed cistern WC. Heated towel rail. Tiled high gloss floor. Recessed ceiling downlighters.

REAR GARDEN

Westerly aspect, tranquil space with Indian sand stone circular patio, with water feature. Pergola abuts the conservatory, landscaped garden to rear, with Mediterranean plants. Private, non-overlooked location. Further waterfall effect water feature to rear. Summer house with versatile

use.

Agent's note: The seller has confirmed - foundations completed at back door for rear porch and second WC.

OUTSIDE FRONT

Steps leading to front composite door. Driveway to side, parking tandem style.

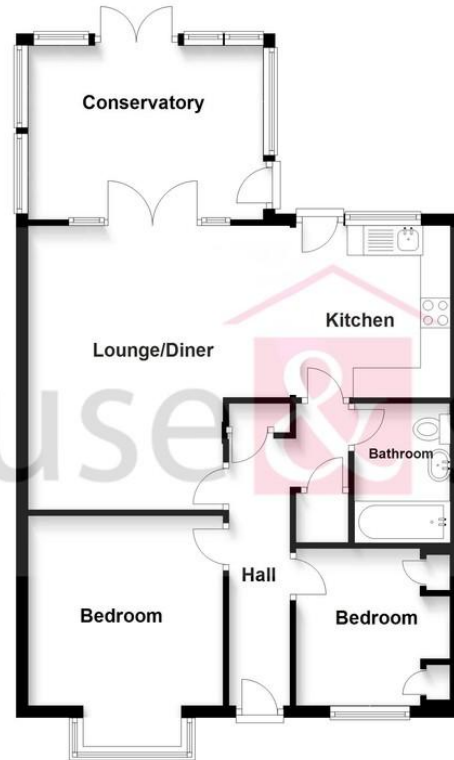
GARAGE

Pitched roof, up and over door, power and lighting. Personal access door to side. Storage into rafters. Outside lighting to rear.



Ground Floor

Approx. 70.0 sq. metres (753.1 sq. feet)



Total area: approx. 70.0 sq. metres (753.1 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 mis-statement. 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.

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

20670002_10.09

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

13 Wilton Tree Rise BOURNEMOUTH BH11 6EE	Energy rating D	Valid until 19 July 2032 Certificate Number 8800-4415-0223-7191-3323
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Property type
Detached bungalow

Total floor area
70 square metres

OFFICE

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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