



house & son

## Holbury Close

Bournemouth, BH8 0HG

Guide Price £325,000

- Cul-De-Sac Location
- Three Bedrooms
- Kitchen/Diner
- Separate Lounge
- Family Bathroom
- South Easterly Aspect Rear Garden
- Views and Access to Nature Reserve
- Garage in Block





## HOUSE & SON

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A well appointed family house situated in a cul-de-sac in the ever popular location of Throop. The immediate area supports good primary and secondary schools including Grammar, the nature reserve, Castlepoint for shopping and road travel links to further afield.

The home has recently been e-modelled which include a recent kitchen and bathroom installation. The lounge has a view over the cul-de-sac and to the rear is a separate kitchen/diner with direct access onto south easterly aspect non-overlooked rear garden. The rear garden gate allows direct access onto recreational fields/nature reserve. There is

a cul-de-sac for general roadside parking and a garage within a block. Viewing comes highly recommended!

### ENTRANCE

Composite front door, decorative double glazed insert.

### ENTRANCE HALL

5' 8" x 5' 3" (1.73m x 1.6m)

Provision for shoes and coats. Radiator. Part glazed door to lounge.

### LOUNGE

14' 0" x 12' 10" (4.27m x 3.91m)

Feature double glazed window to front with view over 'the green' to the front of the property. Radiator. Media area with fitted cabinets above and below. Cabling for flat screen TV. Understair storage. Further glazed door to kitchen/diner.

### KITCHEN/DINER

16' 2" x 10' 3" (4.93m x 3.12m)

Recently re-modelled kitchen/diner. South easterly aspect. Double glazed window to rear with view over the non-overlooked rear garden. This inviting family area has an abundance of natural light. Shaker style kitchen cabinets. One and half bowl sink with drainer and mixer taps over. Fitted range of eye level units, complementing fitted base units. Space for cooker, gas/electric point. Space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer. Part tiled walls. Provision for fridge/freezer. Radiator.

### DINING AREA

Complementing the kitchen units are further glass fronted shaker style eye level cabinets. Fitted base units

incorporating drawers, work roll top surfaces. Further radiator. Provision for table and chair set. Double glazed French doors accessing directly onto south easterly aspect non-overlooked rear garden. Coved ceiling.

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

All rooms leading off. Access to loft, part boarded with loft ladder.

### **BEDROOM ONE**

**12' 6" x 9' 8" (3.81m x 2.95m)**

Double glazed window to front with view over 'the green' and cul-de-sac. Radiator.

### **BEDROOM TWO**

**9' 8" x 9' 4 to front of built in wardrobes" (2.95m x 2.84m)**

Double glazed window to rear, south easterly aspect with outlook over the private rear garden and open park land to rear. Radiator. Recessed closet. Built in two door sliding mirror fronted wardrobe.

### **BEDROOM THREE**

**9' 5" x 6' 3" (2.87m x 1.91m)**

Double glazed window to front. Radiator. Built in closet.

### **BATHROOM**

Recently re-modelled high specification bathroom. Obscure double glazed window to rear. Bath with side panel and vanity area. Tiled walls, shower screen and bath mixer taps. Fitted thermo 'T'-bar shower with overhead fixed shower

and hand held shower attachment. Vanity unit with wash hand basin. Enclosed cistern WC. Heated towel rail. Wall mounted medicine cabinet. Recessed ceiling downlighters. Extractor fan.

### **OUTSIDE FRONT**

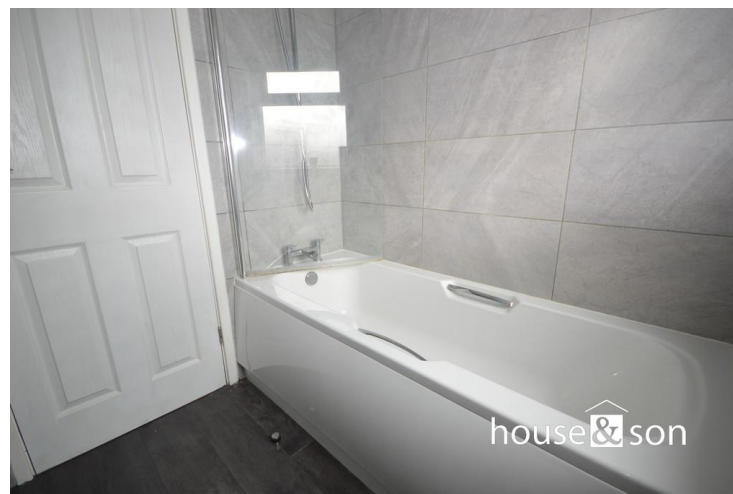
Cul-de-sac. 'The green' is lawned with mature trees. Pathway to front door.

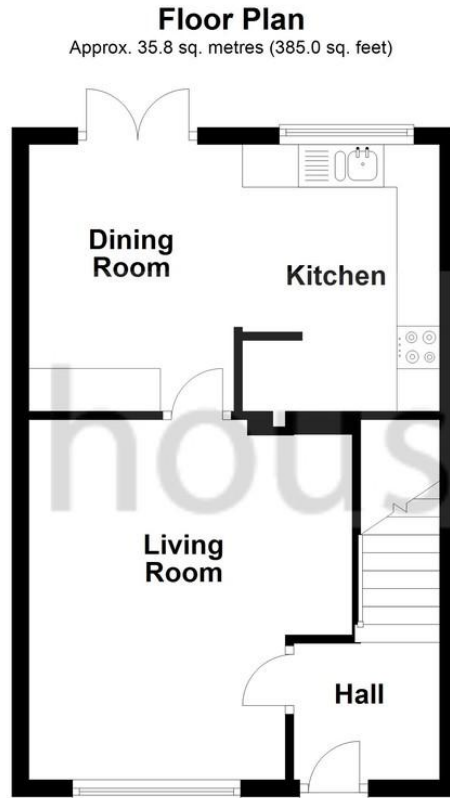
### **GARAGE**

Single garage. 'Up and over' door. Potential for parking in front.

### **REAR GARDEN**

South easterly aspect with timber decking to rear. The garden is easy maintenance. Fence enclosures and rear gate accessing directly onto recreational fields.





Total area: approx. 72.2 sq. metres (777.1 sq. feet)

**COUNCIL TAX BAND**

Tax band C

**TENURE**

Freehold

**LOCAL AUTHORITY**

Bournemouth, Christchurch and Poole Council

English | [Contact Us](#)

**Energy performance certificate (EPC)**

<small>                 22 Wimborne Road                  Bournemouth BH9 2HH                  POE 9PH             </small>	<small>                 Energy rating  <b>C</b> </small>	<small>                 Valid until                  13 February 2025             </small>
<small>                 Certificate number                  7750-4722-6400-0214-0208             </small>		

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