





HOUSE & SON

Residential Sales, Lettings, Property Management, Surveys & Valuation – Leading Independent Property Professionals Since 1939

We are delighted to offer for sale this spacious three-bedroom detached family home in the highly sought-after Ensbury Park area of Bournemouth. Thoughtfully maintained by its current owners, the property is presented in excellent order throughout and provides an ideal opportunity for a new family to move in and make it their own.

The accommodation comprises a welcoming entrance porch and hallway with useful under-stair storage, leading into a bright and spacious through lounge/dining room. The front bay window enhances natural light in the living area, while patio doors open directly to the rear garden. The modern fitted kitchen is well-equipped with integrated appliances, under-unit LED lighting, and electric underfloor heating for comfort, plus a rear access door to the garden.

Upstairs are three well-proportioned bedrooms, all served by a tiled family bathroom and a separate WC. The loft is accessible via a fitted ladder, with insulation, partial boarding, and lighting-ideal for additional storage.

Outside, the property enjoys a sunny westerly-facing garden with a patio area and lawn, bordered by mature planting. A detached garage and timber workshop/shed-both with power and light-provide excellent storage or hobby space. A driveway to the side offers off-road parking, with the option to create further parking at the front (STPP).

Local Schools:

This location is ideal for families, being within catchment for several well-regarded and Ofsted-rated 'Good' and



'Outstanding' schools, including:

Glenmoor & Winton Academies (Outstanding – 0.6 miles)

Hill View Primary School (Good – 0.5 miles)

Moordown St John's CE Primary School (Good – 0.9 miles)

Independent schools including Bournemouth Collegiate and Talbot Heath are also accessible.

Additional Benefits:

UPVC Double Glazing Throughout

Gas Central Heating

Fibre Broadband Available (up to 1000 Mbps)

Mobile Coverage: Vodafone, O2

TV Services: BT, Sky, Virgin Media

Nearby Bus Routes to Town Centre, University & Coastal Areas

Close to Local Shops, Slades Farm Recreation Ground & Redhill Park

Room Measurements (Approximate):

Entrance Hall – Spacious with under-stair storage

Lounge Area – 12'8" (3.86m) into bay x 11'11" (3.63m)

Dining Area – 12'2" (3.70m) x 10'11" (3.33m)

Kitchen – 13'6" (4.11m) x 6'11" (2.10m)



Bedroom 1 – 13'4" (4.06m) into bay x 11'1" (3.38m)

Bedroom 2 – 12'4" (3.76m) x 10'11" (3.33m) max

Bedroom 3 – 10'4" (3.15m) into bay x 6'10" (2.08m)

Bathroom – 7'4" x 7'4" (2.24m x 2.24m)

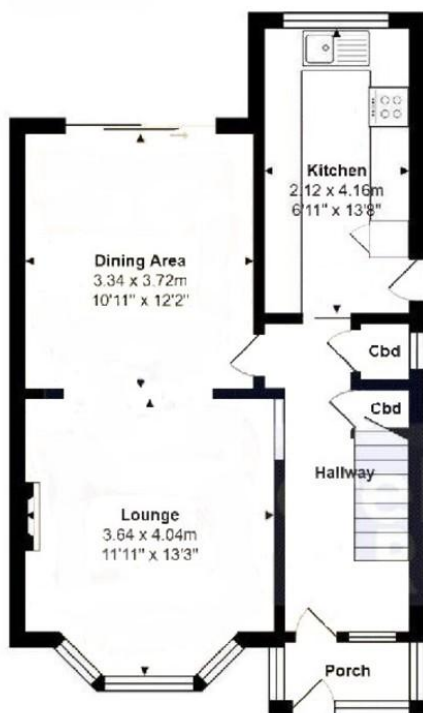
Garage – 20' x 8'7" (6.10m x 2.62m)



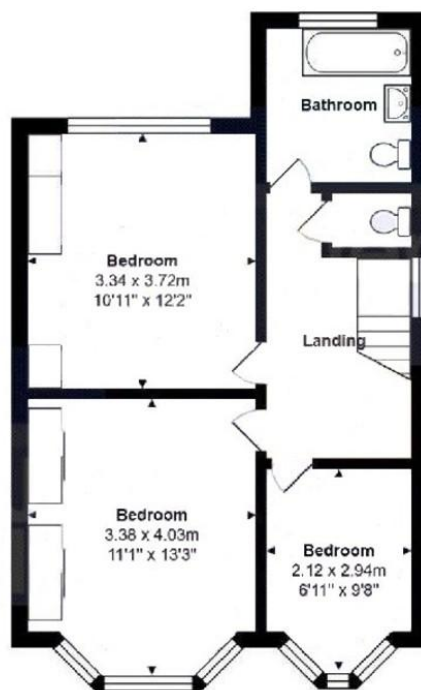


Workshop/Shed – 12'5" x 5'10" (3.78m x 1.78m)





Ground Floor



First Floor



31 Draycott Road BOURNEMOUTH BH10 5AP	Energy rating D	Valid until:	27 August 2034
		Certificate number:	2130-9878-1040-4000-8421
Property type		Detached house	
Total floor area		91 square metres	