





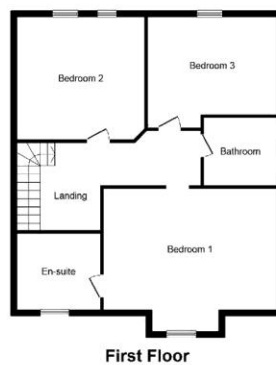
## HOUSE & SON

Residential Sales, Lettings, Property Management, Surveys & Valuation  
Purveyors of Fine Homes and Property Expertise Since 1939

Guide Price: £400,000–£425,000

An incredible opportunity awaits to own a truly unique family home, now available for sale with no forward chain, ensuring a smooth and swift transaction process. This impressive property offers an abundance of space spread over two expansive floors, complemented by a garden room and a partially boarded loft-ideal for additional storage or potential future development. Let's step inside and explore what could be your next dream home.

Upon entering, you are greeted by a fully double-glazed entrance porch. This practical and modern space provides ample room for coats, shoes, and everyday essentials, serving as the perfect transitional area between the outdoors and the warm, welcoming interior. Beyond, the grand reception hallway immediately sets the tone for the exceptional space within. It's the kind of space that seems to say, "Leave your worries here; beyond life gets better." Its high ceilings and generous proportions create a bright and airy atmosphere, while a convenient under-stairs WC and additional storage ensure practicality is never compromised—because every home needs places to hide the everyday.



The ground floor continues to impress with a substantial lounge/diner, a standout feature offering a vast living area perfect for relaxation or entertaining. South-facing box bay windows flood the space with natural light, creating a warm and inviting ambiance throughout the day. It's the kind of room that practically demands a cosy armchair and a good book. Adjacent to this is a second reception room, generously sized and versatile, ideal as a formal dining room, home office, or children's playroom (or perhaps a combination). Completing this level is a spacious kitchen/breakfast room where modern design meets functionality. This room is perfect for casual family meals, with direct access to the garden, making it a natural hub for both everyday living and social gatherings.

Upstairs, the comfort continues with a master bedroom of impressive proportions. This grand room boasts a box bay window, bathing the space in natural light and adding a sense of grandeur. The master bedroom also benefits from its own private en-suite shower room, offering privacy and convenience, because everyone deserves their own corner of calm. Two additional double bedrooms, both generously sized, provide ample accommodation for family members or guests. The well-appointed family bathroom offers modern fixtures and a relaxing space to unwind after a long day of, well, life. For those seeking extra storage or future expansion possibilities, the property features a partially boarded loft accessed via a pull-down ladder, presenting plenty of opportunities to tailor the home to your needs (or store the sorts of things that might one day become handy).



This home is fully double-glazed and comes with the added benefit of a brand-new boiler installed in 2024, complete with the remainder of a 10-year warranty-providing peace of mind and energy efficiency for years to come. Outside, the level rear garden is perfect for outdoor entertaining, family activities, or simply enjoying the fresh air while pondering the meaning of life and everything in between. Off-road parking completes the package.







Situated in the sought-after Ensbury Park area, this property is ideally located to enjoy the best of suburban living while remaining close to key amenities. Ensbury Park is renowned for its family-friendly atmosphere, offering easy access to highly regarded local schools, making it a perfect choice for growing families. Green spaces and parks are abundant, providing ample opportunities for outdoor activities and leisurely strolls. For those who rely on public transport or commute, the area is well-connected with excellent transport links, ensuring easy access to nearby towns, the city centre, and beyond. Local shops and services are also conveniently close, catering to all your daily needs without requiring long journeys.

#### **LOUNGE**

**16' 6 max to bay" x 13' 7" (5.03m x 4.14m)**

#### **KITCHEN/BREAKFAST ROOM**

**16' 9" x 9' (5.11m x 2.74m)**

#### **DINING ROOM**

**12' 7" x 11' 5" (3.84m x 3.48m)**

#### **CLOAKROOM**

**1' 71" x 0' 8" (2.11m x 0.2m)**

#### **BEDROOM ONE**

**16' 9 max to bay" x 13' 7" (5.11m x 4.14m)**

#### **BEDROOM TWO**

**7' 8" x 7' 5" (2.34m x 2.26m)**

#### **BEDROOM TWO**

**12' 9" x 11' 5" (3.89m x 3.48m)**

#### **BEDROOM THREE**

**10' 9" x 9' 1" (3.28m x 2.77m)**

#### **BATHROOM**

**7' 7" x 6' 3" (2.31m x 1.91m)**

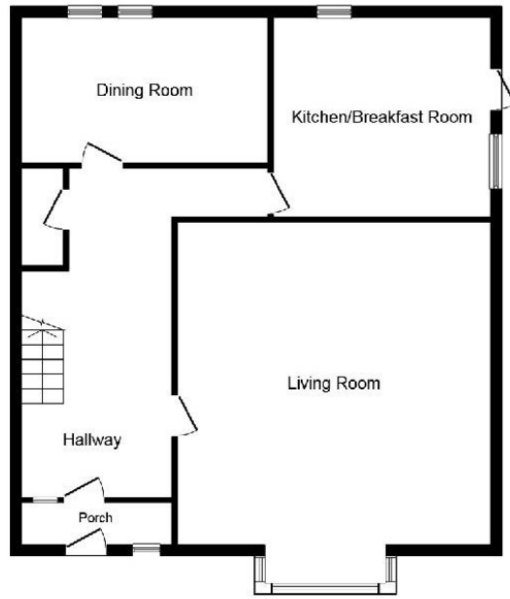
#### **OUTBUILDING**

**25' 9" x 10' 1" (7.85m x 3.07m)**

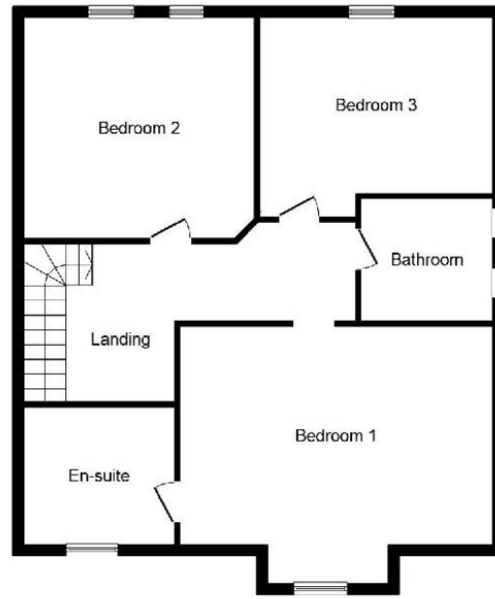


With its generous living spaces, modern amenities, prime location, and the advantage of no forward chain, this property is truly an incredible find. Contact House & Son today to arrange a viewing and see for yourself why this could be your perfect next home.





**Ground Floor**



**First Floor**



English | [Cymraeg](#)

## Energy performance certificate (EPC)

135 Columbe Road BOURNEMOUTH BH10 4ED	Energy rating	Valid until:	29 May 2032
	<b>D</b>	Certificate number:	7801-3016-5205-1492-7200

Property type	Detached house
Total floor area	127 square metres