





HOUSE & SON

House & Son are delighted to be able to offer for sale this charming detached family home, located on one of the most prestigious tree lined roads in BH3, Bournemouth. Within close proximity are good local primary and secondary schools, recreational parks, shopping at Winton Banks and travel links to further afield. The accommodation is versatile comprising of a spacious reception entrance hall, two large separate reception rooms, kitchen/diner, study/work from home, "boot room" with utility area, two bathrooms and four first floor bedrooms. There is potential for annex accommodation (please see floor plan). The property retains numerous original features including leaded and stained glass window on the first floor landing. Externally, there are deep front and rear gardens with driveway to garage. A real gem! A home not to be missed!

STORM PROOF SHELTER

UPVC panelled door to entrance hall.

ENTRANCE HALL

17' 3" x 9' 0" (5.26m x 2.74m)

An impressive feature reception hallway with original newel posts and banister etc. Picture rail. Radiators. Understair storage.



SITTING ROOM/LOUNGE

17' 3" x 14' 2 into bay" (5.26m x 4.32m)

Feature large double glazed picture window to rear with view over lawned gardens. Tall ceilings. Picture rail. Radiator. TV aerial connection point. Natural coved ceiling. Door access to rear garden.

DINING ROOM/RECEPTION TWO

14' 1 into bay" x 14' 1" (4.29m x 4.29m)

Feature deep double glazed bay window to front. Two

radiators. Two leaded and obscure double glazed windows to side aspect. Picture rail. Natural coved ceiling.

KITCHEN/BREAKFAST ROOM

12' 5" x 10' 0" (3.78m x 3.05m)

Double glazed window to front with view over lawned mature "deep" garden. One and half bowl sink, "swan tap" and drainer. Fitted range of eye level units, complementing base units incorporating drawers, inset four ring electric hob with splashback. Roll top work surfaces over. Cooker filter hood, upstands, integrated double oven, storage over. Built in fridge/freezer, integrated dishwasher. Radiator.

STUDY

7' 0" x 5' 0" (2.13m x 1.52m)

Double glazed window to side. Built in floor to ceiling closet/wardrobes, shelving storage. Gas fired boiler. Door to inner lobby/boot room.

BOOT ROOM/UTILITY AREA

Provision for additional fridge/freezer, space and plumbing for washing machine. UPVC obscure glazed door to side.

GROUND FLOOR SHOWER ROOM

Dual obscure double glazed windows. Quadrant shower, tiled walls, glazed enclosures. Vanity unit inset wash hand basin, storage. Fitted electric shower. Low level WC. Radiator. Heated towel rail. Extractor fan.

AGENT'S NOTE

Potential for annex accommodation (please see floor plan).

STAIRS TO FIRST FLOOR LANDING

Accessed via feature spacious entrance hall. Stairs rising to half landing with original feature leaded and stained glass window. Spacious reception landing, all principal rooms



leading off.

BEDROOM ONE

14' 6 into bay" x 14' 1" (4.42m x 4.29 m)

Double glazed bay window to front with view over tree lined road. Radiator. Two small obscure double glazed windows to side.

BEDROOM TWO

14' 8 into bay" x 13' 10" (4.47 m x 4.22 m)

Double glazed bay window to rear with view over lawned







south easterly aspect garden. Built in wardrobes. Picture rail.

BEDROOM THREE

11' 2" x 10' 6" (3.4m x 3.2m)

Double glazed window to rear. Radiator. Picture rail. Access to loft.

BEDROOM FOUR

12' 0" x 10' 0 max" (3.66m x 3.05m)

Double glazed window to front. Built in wardrobe with vanity unit. Radiator. Picture rail.



BATHROOM

Obscure double glazed window to side. Deep bath with side panel, folding shower screen to side, mixer taps over. Fitted thermo-"T" bar shower. Wash hand basin inset to vanity unit. Heated towel rail. Built in laundry airing cupboard. Tiled walls.

SEPARATE WC

Obscure double glazed window to side. Low level WC.

OUTSIDE FRONT

Brick rendered boundary wall. Pathway to side leading to rear garden. The front garden is "deep" and lawned, with the advantage of additional forecourt parking, if required.

DRIVEWAY

Wide access point. The driveway is in excess of 60ft in length leading to single detached garage.

GARAGE

Detached garage.

REAR GARDEN

Fence and mature shrub borders. The garden is lawned.





Total area: approx. 161.9 sq. metres (1742.9 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.



Energy performance certificate (EPC)

31 Stokewood Road BOURNEMOUTH BH3 7NB	Energy rating	Valid until:	11 March 2034
	D	Certificate number:	6234-3827-6300-0412-6298
Property type		Detached house	
Total floor area		162 square metres	