





HOUSE & SON

A substantial Edwardian detached family home which offers an abundance of character and charm. Benefits include four first floor bedrooms, en-suite to master bedroom, three separate ground floor reception rooms with a country style kitchen/breakfast room and ground floor cloakroom. The property features a private southerly aspect rear garden with a detached studio/chalet (ideal for working from home or hobbies room), ample off road parking and driveway to the side. The property is situated in a much sought after residential area, being within walking distance to Charminster high street, Stokewood leisure centre and Bourne mouth town centre with award winning beaches in close proximity.

COVERED PORCH

Wooden panelled door with decorative glass insert.

ENTRANCE HALL

22' 6" x 6' 0" (6.86m x 1.83m)

Feature entrance hall with original stairwell, understair recess and closet. Dado rail. Radiator. Original coving.

GROUND CLOAKROOM

Original small window to side. Low level WC. Vanity unit with inset wash hand basin.

SITTING ROOM

15' 4 into bay" x 13' 0 max" (4.67m x 3.96m)

Deep double glazed bay window to front with detailed decorative wooden panelling under. Feature fireplace with tiled hearth and display, shelf over. Radiator. Wall lights. TV aerial connection point and tall ceilings.



SECOND RECEPTION ROOM/WORK FROM HOME

12' 10" x 12' 9 max" (3.91m x 3.89m)

Two double glazed windows to front. Radiator. Coved tall ceilings.

KITCHEN/DINING ROOM

Square archway connecting kitchen with dining room/work from home space.

KITCHEN/DINER

12' 4" x 12' 0" (3.76m x 3.66m)

Double glazed window to rear. Panelled casement door with access onto rear garden. Kitchen cabinets finished in a "soft cream" colour. Built in eye level cabinets with under counter lighting, complementing drawers, roll top work surfaces over. Inset square stainless steel single bowl sink with drainer, mixer taps over, part tiled splashback/upstands. Five ring gas hob, cooker "chimney" style filter hood over. Built in double oven. Space and plumbing washing machine, space for over sized fridge/freezer. Recessed ceiling downlights. Square arch to dining area.

DINING ROOM

14' 4 into bay" x 13' 0 max" (4.37m x 3.96m)

"Deep" double glazed bay window to rear with inset UPVC double glazed panelled door with double glazed insert accessing directly onto private rear garden. Radiator. Picture rail. Tall ceilings with original coving. An abundance of natural light.

STAIRS TO FIRST FLOOR LANDING

Accessed via entrance hall. Feature newel posts, original hand rail bannister and spindles. Stairs rising to first floor landing. Feature obscure original sash window, allowing natural light to first floor landing and stairwell. Dado rail. Closet housing gas fired combination boiler. Radiator. All



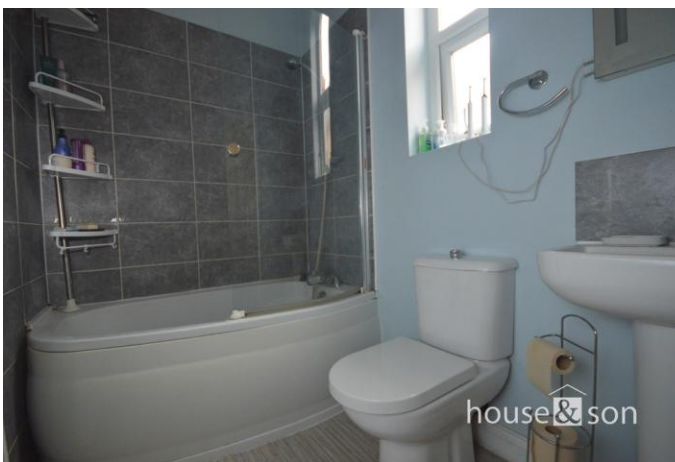
principal rooms leading off. Original coving tall ceilings. Access to loft.

BEDROOM ONE

15' 0 into bay" x 13' 2 max" (4.57m x 4.01m)

Double glazed feature bay window to rear with view over private lawned and screened rear garden. Radiator. Built in shelving and storage cupboards.







EN-SUITE

7' 5" x 5' 10" (2.26m x 1.78m)

Vanity unit, inset generous size shaped wash hand basin. Enclosed cistern WC with display vanity plinth, storage cabinet. Tiled walls to shower with inset mid part border. Tiled floor. Heated towel rail/radiator. Recessed ceiling downlighters. Extractor fan.

BEDROOM TWO

14' 4 max" x 12' 10 max" (4.37m x 3.91m)

Double glazed "deep" bay window to front. Original coving tall ceilings. Built in closet/wardrobe. Radiator.

BEDROOM THREE

12' 10" x 12' 4 overall room size" (3.91m x 3.76m)

Two double glazed windows to front overlooking Gerald Road. Built in wardrobes with shelving. Bridging cabinets with provision for vanity dressing table. Radiator.

BEDROOM FOUR

12' 2" x 6' 10" (3.71m x 2.08m)

Double glazed window to rear, outlook over private rear garden. Radiator.

FAMILY BATHROOM

Obscure double glazed window to side. Shaped shower/bath with shower screen to side, thermo taps with shower attachment. Tiled walls. Pedestal wash hand basin. Low level WC. Heated towel rail. Extractor fan.

OUTSIDE FRONT

Hard standing for several vehicles. Easy maintenance. Driveway to side, leading to 6ft gate accessing onto rear garden.

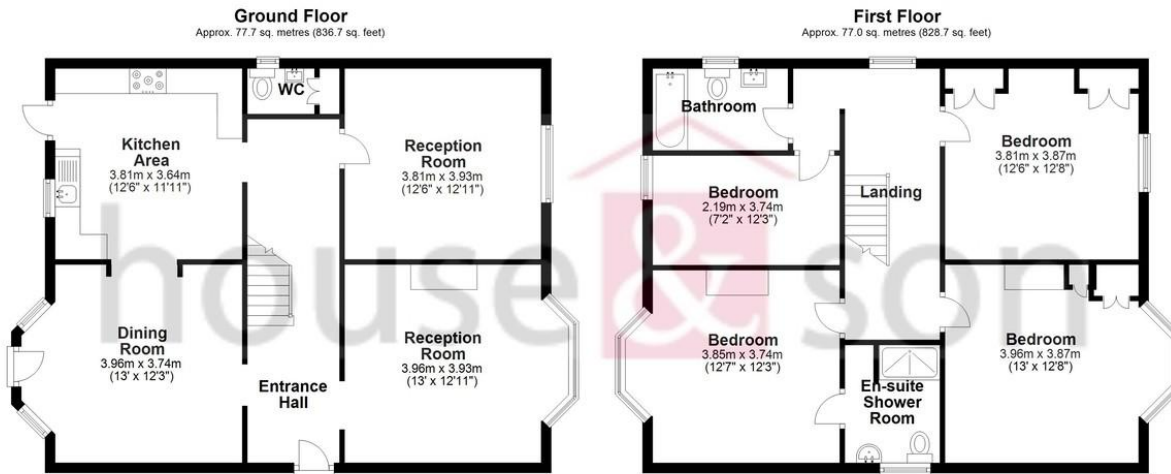
REAR GARDEN

Attached lean to shed for general storage. Good size patio area abuts rear of the property with direct access from kitchen and dining room. Raised flower and shrub border to side. The remaining garden is lawned with established rear boundary screening.

CHALET

Pitched roof with inset sky light. Double glazed window and view over garden. Power and lighting. Two large walk in storage closets. Attached to rear of chalet is a further casement door for general gardening.





Total area: approx. 154.7 sq. metres (1665.4 sq. feet)

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Energy performance certificate (EPC)

6 Gerald Road BOURNEMOUTH BH3 7JY	Energy rating	Valid until:	21 April 2034
	D	Certificate number:	0300-2342-6340-2224-0735

Property type	Detached house
Total floor area	155 square metres