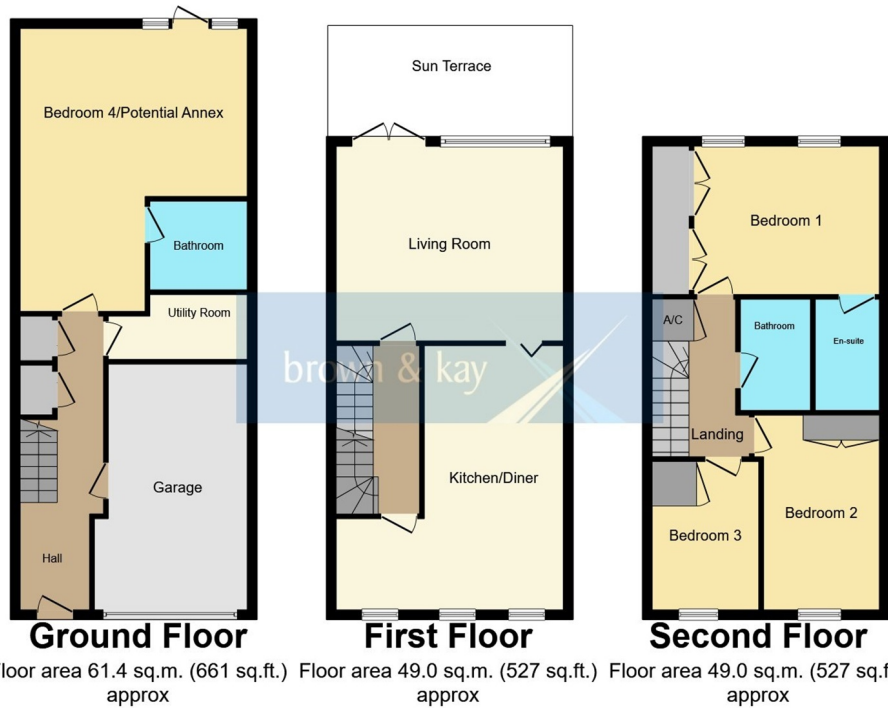




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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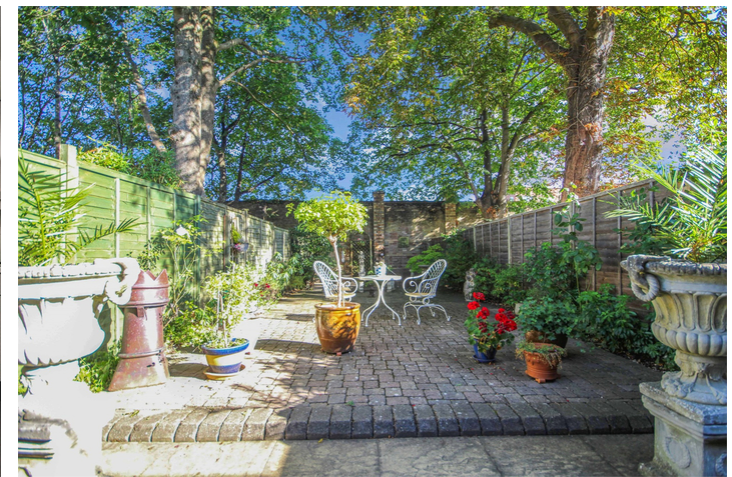
**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995





## 12 Ventry Close, BRANKSOME PARK BH13 6AW

£595,000

### The Property

Brown and Kay offer this well presented four bedroom mews home situated in a desirable location close to Westbourne. The home offers flexible accommodation with the added benefit of a large 20' ground floor bedroom with en-suite bathroom, and utility room adjacent, which could facilitate the need for annexe potential. The annexe would have the potential to make self contained. Additionally, further features include a generous sun terrace off the Lounge, well appointed open plan kitchen/breakfast/dining room, en-suite to bedroom one and garage.

Westbourne Village is close to hand and there you can enjoy an eclectic mix of boutique shops, café bars and restaurants together with the usual high street names such as Marks and Spencer food hall. Award winning beaches and wooded Chine walks are also close to hand as is Branksome rail station with direct access to London Waterloo.

### RECEPTION HALL

Generous reception hall with understairs storage cupboard, and additional storage cupboard.

### UTILITY ROOM

Range of base cupboards with inset sink and drainer, space and plumbing for washing machine and tumble dryer.

### GROUND FLOOR BEDROOM FOUR

20' x 15' 11" (6.10m x 4.85m) overall maximum measurements. This room could easily facilitate annexe potential, wood effect flooring, door to the rear garden.

### EN-SUITE BATHROOM

Suite comprising panelled bath, wash hand basin and low level w.c. Wood effect flooring, tiled walls.

### FIRST FLOOR LANDING

With doors to the following rooms.

### LOUNGE

15' 11" x 13' 9" (4.85m x 4.19m) Double opening doors to Sun Terrace, rear aspect window, double opening doors through to the kitchen/breakfast/dining room.

### OPEN PLAN KITCHEN/BREAKFAST/DINING ROOM

18' 8" max x 15' 11" (5.69m x 4.85m) A lovely room with three front aspect windows, well fitted kitchen equipped with an excellent range of wall and base units with complimentary work surfaces, inset gas hob with matching double oven, inset sink with drainer, breakfast bar return ideal for casual dining, further work surface with cupboards under, space for fridge/freezer, wall units, ample space for table and chairs for more formal dining.

### SECOND FLOOR LANDING

Storage/airing cupboard.

### BEDROOM ONE

13' to wardrobe front x 10' 6" (3.96m x 3.20m) Two rear aspect windows, two double opening wardrobes with hanging and shelving.

### EN-SUITE SHOWER ROOM

Suite comprising shower cubicle with wall mounted shower, wash hand basin and inset w.c. Storage cupboards.

### BEDROOM TWO

13' 9" x 8' 5" (4.19m x 2.57m) Front aspect window, double wardrobe.

### BEDROOM THREE

10' 7" x 7' 6" (3.23m x 2.29m) Front aspect window, storage cupboard/wardrobe.

### FAMILY BATHROOM

Suite comprising panelled bath with mixer tap, low level w.c. and wash hand basin. Tiled walls and flooring.

### FRONT OF PROPERTY

A block paved approach which provides off road parking, shrub garden areas.

### INTEGRAL GARAGE

17' 6" x 10' 10" max (5.33m x 3.30m) Up and over door.

### REAR GARDEN

The rear garden has been arranged with ease of maintenance in mind, large paved patio area which leads to further paved area ideal for garden tubs and pots.

### COUNCIL TAX - BAND F