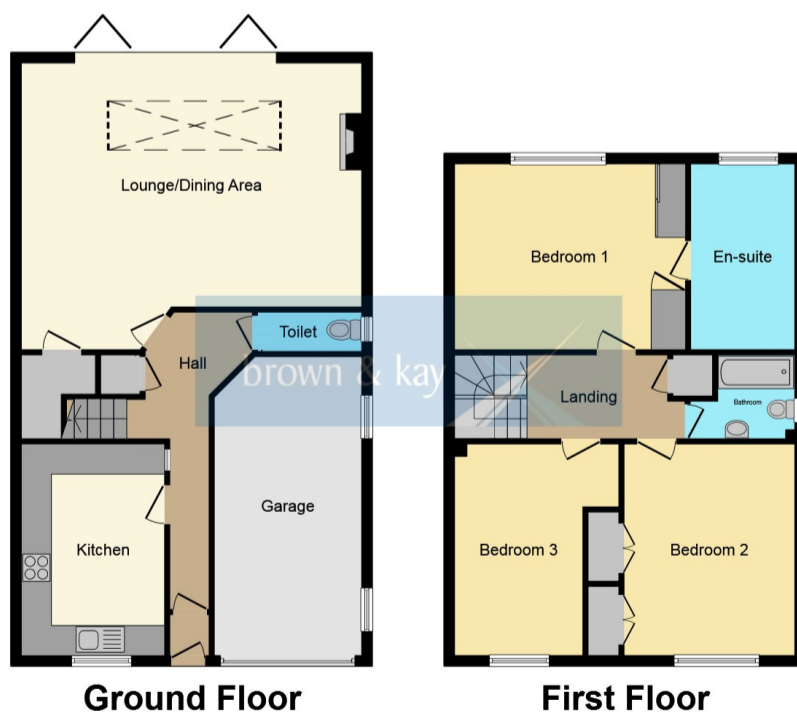




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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



9 Netherhall Gardens,, WESTBOURNE BH4 9EL

Guide Price £625,000

The Property

Brown and Kay are delighted to market this beautifully appointed property having been extended to create a stunning living/dining room featuring a large 'lantern' style skylight window and Bi-fold doors opening on to the rear garden. The home has been finished to an impeccable standard throughout further enhanced with a fabulous kitchen equipped with Harvey Jones units, and stylish en-suite bath/shower room to the master bedroom. Additionally, there is a private garden to the rear which enjoys a sunny aspect with integral garage and driveway to the front of the property.

Netherhall Gardens is a sought after development located within level walking distance of Westbourne with its laid back ambience and eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Leafy walks through the Chines are also close by and meander directly onto golden sandy beaches perfect for a relaxed paddle-boarding session or a refreshing dip. You can also enjoy a stroll either way along the promenade to Bournemouth and beyond in one direction, or the famous Sandbanks in the other.

ENTRANCE LOBBY

Door through to Entrance Hall.

ENTRANCE HALL

Storage cupboard.

CLOAKROOM

Low level w.c. and wash hand basin. Side window.

KITCHEN

11' 8" x 6' 10" (3.56m x 2.08m) Beautifully appointed and equipped with a comprehensive range of HARVEY JONES kitchen units with complimentary work surfaces, integrated NEFF induction hob with extractor over, housing with built-in oven, integrated fridge/freezer, feature contrasting shelving and flooring.

LIVING/DINING ROOM

21' x 19' 3" (6.40m x 5.87m) A particular feature of the home, this generous living/dining area features a large 'Lantern' style skylight window and full width Bi-fold doors, both allowing natural light to flood the room, hardwood flooring and contemporary fireplace.

FIRST FLOOR LANDING

Access to the loft space, airing cupboard housing tank.

MASTER BEDROOM

10' 6" x 10' 4" to wardrobe front (3.20m x 3.15m) Sliding wardrobes with concealed access to the En-Suite.

EN-SUITE BATH/SHOWER ROOM

10' 6" x 6' 7" (3.20m x 2.01m) A stunning en-suite to include a free standing bath with mixer tap and shower connection, corner tiled shower cubicle, low level w.c. and large vanity unit with two wash basins above.

BEDROOM TWO

11' 7" x 10' (3.53m x 3.05m) Front aspect, double opening wardrobe.

BEDROOM THREE

11' 9" x 7' (3.58m x 2.13m) Front aspect window.

BATHROOM

Suite comprising bath with mixer tap, mains shower and shower screen - feature backdrop tiling, low level w.c. and wash hand basin with vanity unit.

REAR GARDEN

Patio with hedge border, small artificial grass area, side access to the front.

GARAGE

Utility area providing space for appliances.

TENURE - SHARE OF FREEHOLD

Length of Lease - 990 years to run
The service charge is paid 6 months in advance, last paid in March and was £262

COUNCIL TAX - BAND E