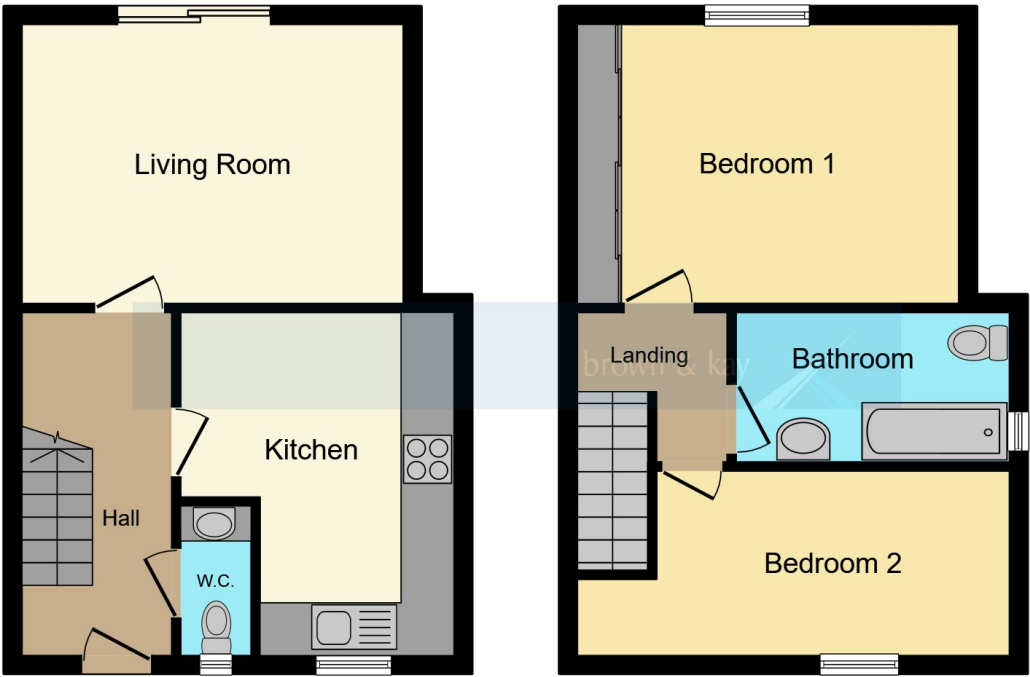




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Ground Floor

First Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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4, The Shrubby, 70 East Howe Lane, Bournemouth BH10 5JF

£325,000

The Property

Welcome to this charming and well-maintained property, nestled in a peaceful and desirable neighbourhood. This delightful home combines classic character with modern upgrades, offering a comfortable and stylish living environment both inside and out. Step inside to find a bright and inviting interior featuring warm wooden flooring, large windows that bathe the space in natural light, and thoughtful touches throughout. The spacious living and dining areas provide an ideal setting for family living or entertaining guests. The kitchen is well-equipped and practical, with ample storage and workspace, perfect for both everyday meals and special occasions. The bedrooms are generously sized, with cosy detailing and serene views, making them ideal retreats at the end of the day. The bathroom(s) offer a clean, contemporary feel. Outside, the home boasts a well-kept garden with mature landscaping, a lovely patio area perfect for relaxing or al fresco dining, and additional outdoor storage. Off-street parking adds further convenience. Located close to local amenities, schools, and transport links, this property is perfect for families, professionals, or anyone seeking a balance of comfort and convenience.

The Shrubby is a quaint development of just four houses and ideally positioned within the popular BH10 conurbation of Bournemouth. Kinson Village is close at hand and offers the community national and independent retailers which include Tesco Supermarket. Castlepoint shopping centre, the local go to retail park with high street names such as Marks & Spencer, Sainsbury's, Next, B&Q etc is within a short drive.

ENTRANCE HALL

Doors to all primary rooms, understairs storage, underfloor heating.

KITCHEN / DINER

13' 08" x 10' 02" (4.17m x 3.10m) Double glazed window to front aspect, underfloor heating, mix of base and wall units with complementary work surfaces over, a range of integrated appliances to include dishwasher, oven, gas hob with extractor over, washing machine and fridge freezer, with space for a dining table.

LIVING ROOM

13' 10" x 9' 09" (4.22m x 2.97m) This beautifully presented living room offers a warm and welcoming space, featuring elegant wooden flooring with underfloor heating, tasteful décor, and an abundance of natural light through French doors that open directly onto the garden patio.

DOWNSTAIRS W.C

Frosted double glazed window to front aspect, heated towel rail, w.c, wash hand basin.

BEDROOM ONE

11' 11" x 9' 10" (3.63m x 3.00m) A spacious and well-presented double bedroom featuring a character double glazed window to the rear aspect that allows for plenty of natural light. The room benefits from fitted wardrobes with sliding doors offering excellent storage solutions. Tastefully decorated in neutral tones with a sloped ceiling adding character, this inviting space also includes carpeted flooring and ample room for freestanding furniture.

BATHROOM

Frosted double glazed window to side aspect, bath with mixer taps and mains fed shower over, heated towel rail, w.c, wash hand basin and loft access.

BEDROOM TWO

16' 04" max x 7' 08" (4.98m x 2.34m) A bright and inviting second bedroom, currently arranged as a stylish single with ample floor space. This well-proportioned room features a charming dormer window that floods the space with natural light, complemented by neutral décor and soft carpeting throughout. Ideal for use as a guest bedroom, child's room, or a home office, it also benefits from a discreet open wardrobe area for practical storage. A versatile and comfortable space, ready to adapt to a range of needs.

REAR GARDEN

Step into a serene and secluded haven with this enchanting multi-tiered garden, thoughtfully landscaped to combine natural charm with functional outdoor living. Mature trees and lush greenery offer complete privacy, while bursts of colour from flowering plants and ornamental foliage create a vibrant, seasonal display throughout the year. At the heart of the lower terrace is a stylish paved patio area, ideal for alfresco dining or entertaining guests, framed by an array of potted plants and decorative features. A charming wooden shed sits nestled on the upper level, surrounded by tiered planting beds and accessed via rustic timber steps, adding a touch of countryside character. With a mix of shaded retreats and sunny spots, this garden is a tranquil sanctuary perfect for gardening enthusiasts and those seeking peace and relaxation in their own private escape.

PARKING

Two allocated parking spaces.

MATERIAL INFORMATION

- Tenure - Freehold
- Parking - Two allocated parking spaces
- Utilities - Mains Gas, Electricity & Water
- Drainage - Mains Drainage
- Broadband - Refer to Ofcom website
- Mobile Signal - Refer to Ofcom website
- Council Tax - Band C
- EPC Rating - B