



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	
(55-68)	<b>D</b>		
(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	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix G2018



rightmove  
find your happy

**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.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



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



## Laurel Cottage, 25 Gordon Road, BRANKSOME, Dorset BH12 1EB

£450,000

### The Property

Brown and Kay are pleased to market this charming three bedroom detached property ideally located close to Bournemouth Gardens and Coy Pond. This attractive home affords a stylish and tastefully decorated interior with contemporary finishes, with benefits to include a ground floor cloakroom, living room with feature window and flooring, well equipped kitchen with a range of appliances, master bedroom with fitted wardrobes and en-suite shower room, two further bedrooms both with fitted wardrobe(s), and family bathroom. Outside, there is a block paved driveway providing parking for two vehicles, and to the rear is a secluded garden with decorative paving, timber garden shed, and a mature mix of planting.

Laurel Cottage occupies a super position in this much sought after residential location being within close distance to Coy Pond, a haven for wildlife, and Bournemouth Gardens where you can enjoy a stroll along the stream directly to Bournemouth town centre and beach beyond. Also within comfortable reach is Westbourne with its laid back vibe and eclectic mix of boutique shops, cafe bars, restaurants and usual high street names such as Marks and Spencer food hall. Transport links are also readily available with train stations at both Branksome and Bournemouth with links to London Waterloo.

### ENTRANCE HALL

Double radiator and doors to the following rooms.

### CLOAKROOM

Suite comprising low level w.c. and pedestal wash hand basin, double panelled radiator, extractor fan.

### LIVING ROOM

19' 8" x 13' 1" (5.99m x 3.99m) Double opening doors through to the living room with feature UPVC double glazed window to the front, and UPVC double glazed windows to the side and rear, two double radiators.

### KITCHEN/DINING ROOM

19' 8" x 9' 2" (5.99m x 2.79m) A beautifully fitted kitchen equipped with a contemporary range of base and eye level units with complimentary hardware and contrasting granite effect work surfaces, inset one and a half bowl stainless steel sink unit with mixer tap, built-in oven and inset four ring gas hob with extractor canopy over and inset spot lighting, integrated washing machine, integrated dishwasher and built-in tall fridge/freezer (both replaced in January 2024), wall mounted combination boiler, tiled flooring, wood effect flooring to dining area, double radiator, rear aspect obscure double glazed window, feature front aspect UPVC double glazed window, inset spotlights to the kitchen area, side aspect UPVC double glazed door to the garden.

### FIRST FLOOR LANDING

UPVC obscure double glazed picture window, loft hatch, large built-in storage cupboard.

### BEDROOM ONE

12' 6" x 9' 6" (3.81m x 2.90m) Fitted with a range of wood effect wardrobes with glazed inserts providing a mix of hanging and shelving space, double panelled radiator, front aspect UPVC double glazed window.

### EN-SUITE SHOWER ROOM

9' 6" x 5' 11" (2.90m x 1.80m) Suite comprising shower cubicle with wall mounted shower unit, tiled splashback with decorative border, low level w.c. and wall mounted wash hand basin, heated towel rail, tiled flooring, rear aspect double glazed velux window, ceiling mounted extractor fan.

### BEDROOM TWO

9' 10" x 9' 2" (3.00m x 2.79m) Fitted with a range of wood effect wardrobes with glazed inserts providing a range of hanging and shelving space, front aspect UPVC double glazed window, double panelled radiator.

### BEDROOM THREE

11' 6" x 7' 7" (3.51m x 2.31m) Fitted with a single wood effect wardrobe with glazed insert, UPVC double glazed window to the front aspect, double radiator.

### BATHROOM

7' 10" x 5' 11" (2.39m x 1.80m) Suite comprising panel enclosed bath with shower head, wall mounted wash hand basin, and low level w.c. Wall mounted towel rail, tiled flooring, tiled walls with decorative tiled border, extractor unit, rear aspect double glazed velux window.

### FRONT OF PROPERTY & PARKING

Low level walling with decorative wrought iron railings, pathway to the front door, block paved driveway providing parking for two vehicles.

### REAR GARDEN

Access via the side gate to the secluded rear garden with an area of lawn and established flower beds along with decorative paving suitable for outside dining and a purbeck stone rockery with water feature. Custom built timber shed with power and lighting.

### COUNCIL TAX - BAND D