



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>		74
(55-68)	<b>D</b>	66	
(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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## 11 Erpingham Road, BRANKSOME GARDENS, Dorset BH12 1EX

£975,000

### The Property

A charming residence enjoying a prime position amidst similar calibre homes in this highly sought after conservation area. Retaining much of its period charm, this home is thoughtfully equipped with modern amenities and conveniences to ensure comfort and functionality for day to day living, seamlessly blending tradition with modernity. Boasting generously proportioned accommodation, the beautifully presented interior affords a welcoming entrance hall with sweeping staircase, two generous reception rooms, a conservatory and four good size bedrooms. Furthermore, there are beautifully tended gardens with mature planting, a double carport with long driveway, and a garage to the rear.

The home occupies a lovely setting in this sought after conservation area ideally located for all the area has to offer. Coy Pond, a haven for wildlife, with its pretty duck pond and areas to picnic is just across the way as are Bournemouth Gardens with walkways meandering directly into Bournemouth Gardens and award winning beaches beyond. The bustling village of Westbourne is also within comfortable reach and there you can indulge in the many eateries, cafe bars and boutique shops together with the usual high street names such as Marks and Spencer food hall. Explore a little further and you will find spectacular gardens to visit and great golf to be enjoyed at the Parkstone Golf Club.

### FEATURE ENTRANCE HALL

A welcoming entrance hall featuring a sweeping return staircase to the first floor, understairs storage cupboard, radiator.

### KITCHEN

12' 7" x 8' 4" to chimney breast (3.84m x 2.54m) Attractive coloured units with contrasting work surfaces, mix of wall and base units with display area, inset five ring gas hob with matching oven below and canopy over, space for fridge/freezer, integrated dishwasher, pantry cupboard, cupboard housing boiler.

### BREAKFAST ROOM

15' 0" x 11' 6" (4.57m x 3.51m) Double glazed window to the rear, radiator, dresser unit with glazed display, further display cabinet.

### REAR LOBBY

With door to the garden and door to:-

### GROUND FLOOR SHOWER/UTILITY

8' 4" x 4' 11" (2.54m x 1.50m) Double glazed windows to the side and rear, suite comprising shower with wall mounted shower, wash hand basin and low level w.c. Space and plumbing for washing machine, sink with drainer, radiator.

### LIVING ROOM

22' 11" excluding bay x 14' 5" (6.99m x 4.39m) An impressive room featuring a fireplace with inset wood burner, double glazed front aspect bay window overlooking the gardens, double doors to the conservatory.

### CONSERVATORY

14' 7" x 7' 6" (4.45m x 2.29m) With double glazed side and rear aspect windows and doors opening to the garden, two radiators.

### DINING ROOM

14' 8" into bay x 14' 7" (4.47m x 4.45m) Double glazed window to the front aspect with pleasant outlook over the gardens, radiator, feature fireplace.

### FIRST FLOOR LANDING

Return staircase to the first floor landing, double glazed window to the front aspect, access to loft space via retractable ladder.

### BEDROOM ONE

14' 6" x 12' 11" (4.42m x 3.94m) Double glazed windows to the front and side aspects with garden views, range of built-in wardrobes with two, three drawer chests, fireplace with hearth and mantle.

### BEDROOM TWO

14' 5" x 13' 1" (4.39m x 3.99m) Double glazed window to the front aspect, radiator, wash hand basin, fireplace.

### BEDROOM THREE

14' 6" x 9' 10" (4.42m x 3.00m) Double glazed window to the rear aspect, radiator, wash hand basin, triple wardrobe.

### BEDROOM FOUR

9' 6" x 8' 0" to wardrobe front (2.90m x 2.44m) Double wardrobe, further shelved linen cupboard, radiator.

### BATHROOM

9' 0" x 6' 1" (2.74m x 1.85m) Suite comprising panelled bath with mixer taps, low level w.c. and wash hand basin. Heated towel rail and double glazed window to the rear.

### CARPORT

The property is approached via a driveway which gives access to a double carport, this continues alongside the property providing numerous off road parking and in turn leads to the garage.

### FRONT GARDEN

Step outside into the delightful, landscaped gardens, perfect for outdoor entertaining or simply enjoying moments of tranquility. There is a generous area of lawn to the front bordered with an abundance of attractive planting, steps lead up to the property.

### GARAGE

### REAR GARDEN

Arranged with ease of maintenance in mind, large paved patio with dwarf wall and inset shrubs and flower borders, additional area of patio with borders.

### COUNCIL TAX G