



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	77	
(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	



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9 Ventry Close, BRANKSOME PARK, Dorset BH13 6AW

£635,000

The Property

Brown and Kay are delighted to market for sale this beautifully presented mews style home situated in a cul-de-sac location in the sought after area of Branksome Park. The home affords generously proportioned accommodation and benefits from a ground floor bedroom with en-suite shower room, utility room, lounge and dining room with well fitted kitchen/breakfast room on the first floor and completing the accommodation are three further bedrooms, one with en-suite shower room, and a family bathroom. Additionally, there is a pleasant rear garden, terrace/balcony and integral garage with parking to the front.

The property occupies a pleasant cul-de-sac location within walking distance of amenities together with the local rail station at Branksome. The bustling village of Westbourne is also within walking distance and there you can enjoy a whole host of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Glorious sandy beaches with miles of promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other is also accessible.

RECEPTION HALL

A spacious reception hallway with radiator and two downstairs storage cupboards.

UTILITY ROOM

9' 6" x 5' 4" (2.90m x 1.63m) Inset single drainer sink unit with cupboard under, space and plumbing for washing machine and tumble dryer.

BEDROOM TWO

20' 2" max into recess 16' (6.15m x 4.88m) Double glazed doors to the rear garden, double wardrobe.

EN-SUITE SHOWER ROOM

Suite comprising walk in shower, inset w.c. and pedestal wash hand basin. Radiator and wood effect floor.

FIRST FLOOR LANDING

Radiator.

LOUNGE

16' 1" x 13' 8" (4.90m x 4.17m) Double glazed rear aspect window, radiator, double opening doors to balcony/terrace, wood flooring, feature fireplace.

DINING ROOM

11' x 9' 7" (3.35m x 2.92m) Double opening doors to Lounge, radiator, wood flooring.

KITCHEN/BREAKFAST ROOM

16' 3" x 7' 6" (4.95m x 2.29m) Three double glazed windows to the front aspect, fitted with a range of wall and base units, space for dishwasher, inset Neff gas hob with oven below, breakfast bar, space for fridge/freezer, radiator.

SECOND FLOOR LANDING

Access to loft space, cupboard housing tank.

MASTER BEDROOM

13' 10" to wardrobe front x 10' 6" (4.22m x 3.20m) Two double glazed rear windows, two radiators, two double wardrobes.

EN-SUITE SHOWER ROOM

Walk-in shower, low level w.c. and wash hand basin. Heated towel rail, extractor.

BEDROOM THREE

13' 11" max x 8' 3" (4.24m x 2.51m) Double glazed window to the front, radiator, double wardrobe.

BEDROOM FOUR

10' 8" x 7' 6" (3.25m x 2.29m) Double glazed window to the front, radiator, storage cupboard.

BATHROOM

Suite comprising 'P' shaped bath, wash basin inset in vanity unit and low level w.c. Tiled walls and flooring. Heated towel rail.

FRONT GARDEN

Arranged for ease of maintenance with shrubs, off road parking area.

GARAGE

17' 8" x 10' 8" (5.38m x 3.25m) Electric powered door, wall mounted boiler.

REAR GARDEN

Paved patio area with lawn beyond, well stocked with shrubs.

COUNCIL TAX - BAND F