



**9 Kinson Grove, Bournemouth
Dorset BH10 7JA**

FREEHOLD

PRICE £350,000

“Exceptionally well-presented semi-detached house with rear garden measuring approx. 127ft, together with detached workshop/garage and versatile open plan living space”

This well-maintained semi-detached house has been modernised and decorated to a high standard throughout, occupying an extremely well-proportioned larger than average plot in a convenient location only 500 yards from Kinson's main shopping area, including a large Tesco supermarket, library, BH Live Active, Pelhams sports and recreation centre and local schools.

The accommodation comprises three first floor bedrooms, two of which are large doubles, served by a very stylish refitted bathroom, wonderful open plan kitchen/dining/living area with bespoke kitchen, worktops, quality flooring, separate dining room with patio doors to the rear garden and a ground floor shower room.

Other benefits include a clever understairs utility space, driveway parking for several vehicles and shared access, with a door to a detached garage/workshop. A particular feature of this family home is the rear garden facing a westerly aspect and measuring approximately 127ft in length, with patio and level lawn.

Ground floor

- **Entrance hall** with understairs cupboard with plumbing for appliances and high-quality flooring continuing into the living area
- **Lounge** with a box bay window and central feature fireplace. This room extends into a family space which is open plan with the kitchen
- **Kitchen** with a bespoke breakfast bar with inset 4 ring gas hob, partially dividing the modern refitted kitchen with grey gloss base and wall mounted units, integrated double oven, sink with window above, concealed fridge/freezer and dishwasher
- **Dining area** which is a beautifully presented room with stylish wall coverings and sliding patio doors to the garden
- **Inner hallway**
- **Shower room** comprising fitted modern shower cubicle, window and heated chrome towel rail

First floor

- **Landing**
- **Bedroom one** is a double room with a bay window overlooking the front garden
- **Bedroom two** is a double room overlooking the rear garden
- **Bedroom three** is a single bedroom overlooking the front garden
- **Bathroom** refitted in a contemporary white suite comprising panelled bath with wall mounted overhead shower and glazed screen, tiled walls, wc, vanity unit with inset wash hand basin and heated towel rail
- **Rear garden** measuring approximately 127ft in length, faces as westerly aspect and is mainly laid to level lawn, with an area of paved patio adjacent to the rear of the property. The garden is enclosed by timber fencing
- **Driveway providing parking for three to four vehicles**, with access down a shared driveway (with next door) leading to detached garage/workshop
- **Detached garage/workshop** with power and light

COUNCIL TAX BAND: B

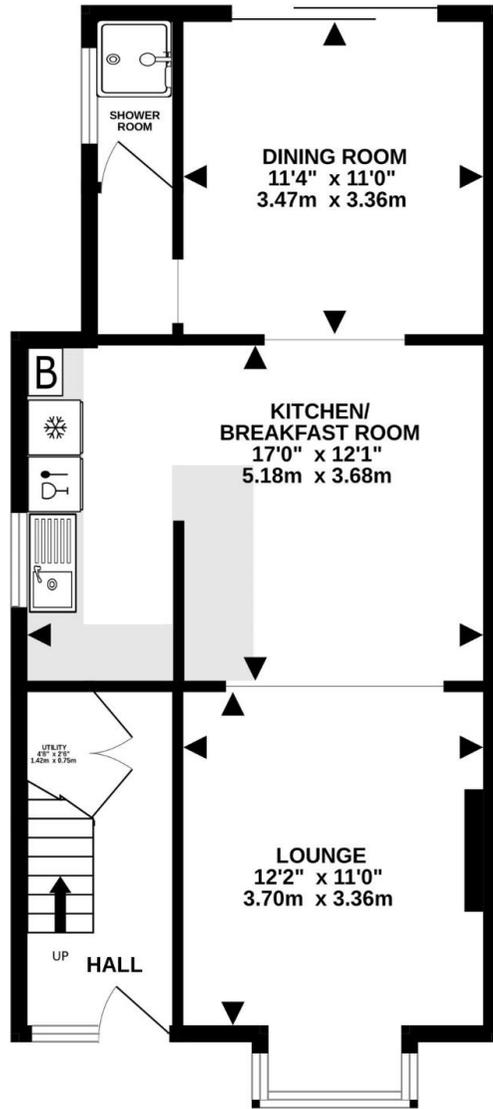
EPC RATING: D



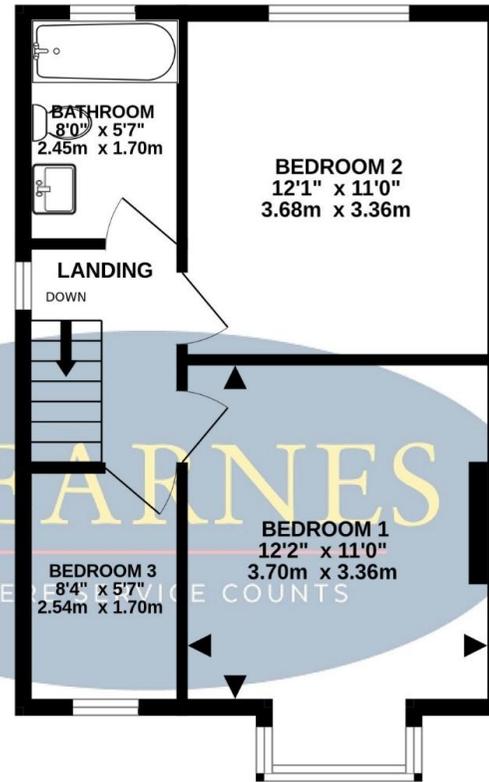
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TOTAL FLOOR AREA : 1274 sq.ft. (118.4 sq.m.) approx.

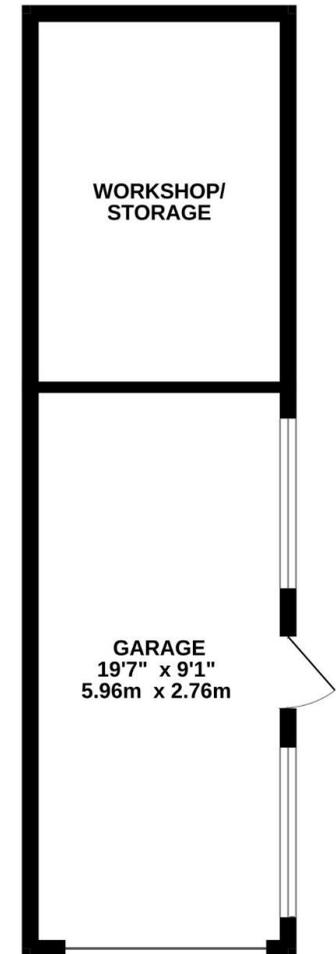
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GROUND FLOOR



1ST FLOOR
411 sq.ft. (38.1 sq.m.) approx.



NOT LOCATED IN EXACT
POSITIONS
295 sq.ft. (27.4 sq.m.) approx.

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

