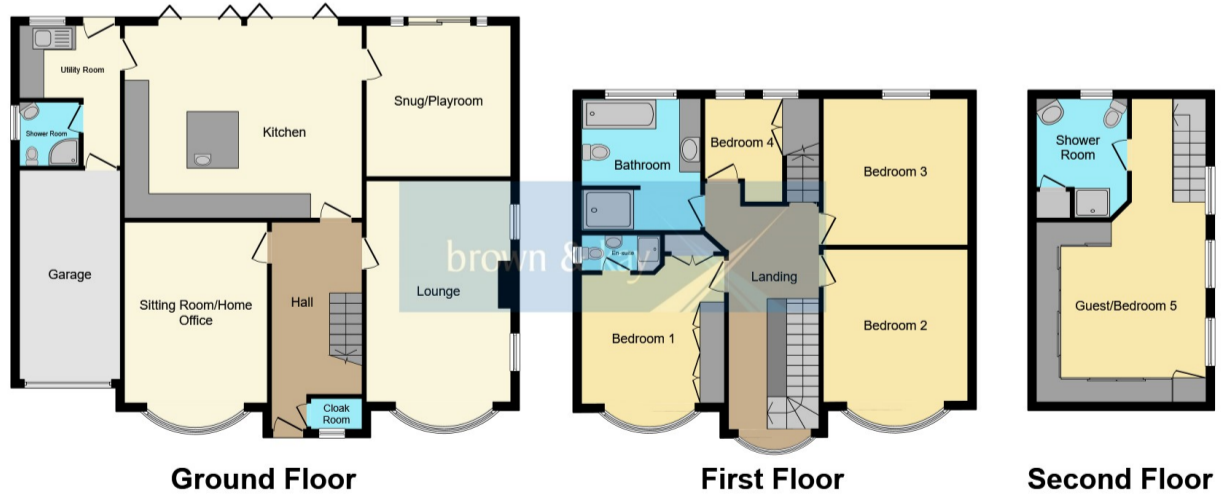




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total floor area 273.8 sq.m. (2,945 sq.ft.) approx

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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



## 10 Mountbatten Road, BRANKSOME DENE, Dorset BH13 6JE

£1,550,000

### The Property

An impressive five bedroom detached family home occupying a fabulous position moments from a pathway which meanders directly to glorious beaches. A tasteful interior with emphasis on lifestyle living, this home affords a seamless blend of character features and contemporary elements with a high end finish. The generous and well proportioned accommodation is arranged over three floors and features a stunning contemporary kitchen/dining/family room with full width bi fold doors, two reception rooms together with a snug/playroom, master bedroom with en-suite, stylish family bathroom and second floor guest suite.

The property sits in a highly desirable location within strolling distance of a pretty Pine tree lined footpath which ambles through the Chine to the beach. Take a leisurely walk either way along the promenade and enjoy the miles upon miles of golden beaches, perfect for a relaxed paddle boarding session or a refreshing dip. The stylish village of Westbourne has a distinctly cosmopolitan vibe and a true sense of community at its heart, you can enjoy an eclectic mix of cafe bars and restaurants plus 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.

### RECEPTION HALL

On entering the home you are greeted with a welcoming reception hall, walk-in cloaks storage cupboard, additional storage cupboard, radiator.

### LIVING ROOM

24' 0" x 13' 7" (7.32m x 4.14m) Double glazed bay window with adjacent side windows, feature fireplace with matching hearth, picture rail, two radiators.

### SITTING ROOM

18' 1" into bay x 13' 6" (5.51m x 4.11m) Double glazed bay window to the front, set ceiling with spotlights.

### STUNNING KITCHEN/DINING/FAMILY ROOM

23' 8" x 19' 0" (7.21m x 5.79m) A particular feature and 'hub of the home' is the impressive open plan kitchen/dining/family room with partial vaulted ceiling and full width bi-fold doors opening to the garden - beautifully appointed and equipped with an extensive range of contemporary units with corian work surfaces, integrated appliances to include Neff coffee machine, Neff microwave and full height fridge and freezer, wine chiller, full height unit with twin ovens, inset induction hob, pull out pan drawers, central island unit with overhang for casual seating, 'prep' sink and integrated dishwasher together with additional storage, attractive flooring and inset spotlights, ample space for formal dining table and chairs.

### SNUG/PLAYROOM

13' 2" x 12' 10" (4.01m x 3.91m) Double glazed windows overlooking the rear garden, radiator.

### UTILITY ROOM

8' 9" x 8' 0" (2.67m x 2.44m) Rear aspect window, inset sink with drainer, washing machine and tumble dryer, storage cupboards, door to the rear garden and garage.

### GROUND FLOOR SHOWER ROOM

Shower cubicle with wall mounted shower, wash hand basin and low level w.c. Window to the side aspect., heated towel rail.

### GENEROUS LANDING

Attractive return staircase with curved balustrade, feature front aspect window, radiator.

### MASTER BEDROOM

17' 1" x 11' 7" (5.21m x 3.53m) Double glazed front aspect bay window, double wardrobe with hanging and shelving, further matching twin sets of wardrobes, radiator.

### EN-SUITE SHOWER ROOM

9' 6" x 3' 0" (2.90m x 0.91m) Double glazed side aspect window, low level w.c., wash hand basin and shower cubicle with wall mounted shower.

### BEDROOM TWO

17' 1" x 13' 8" (5.21m x 4.17m) Double glazed window to the front aspect, radiator, picture rail.

### BEDROOM THREE

13' 7" x 13' 0" (4.14m x 3.96m) Double glazed window to the rear aspect, radiator, picture rail.

### BEDROOM FOUR

9' 9" to wardrobe front x 5' 8" (2.97m x 1.73m) excluding recess. Double glazed window to the rear aspect, built-in wardrobes.

### FAMILY BATH/SHOWER ROOM

11' 0" x 10' 9" (3.35m x 3.28m) A stylish bath/shower room with walk in shower with overhead 'Rainfall' shower, double ended bath with touch control, low level w.c., vanity unit with inset basin and drawer and cupboards under - wall mounted mirror with surround lighting, complimentary floor and wall tiles.

### SECOND FLOOR LANDING

### GUEST SUITE/BEDROOM FIVE

16' 4" x 12' 10" (4.98m x 3.91m) Double glazed window to the rear, eaves storage, extensive range of sliding wardrobes with hanging and shelving space.

### EN-SUITE SHOWER ROOM

7' 9" x 6' 7" (2.36m x 2.01m) Velux style side window, shower cubicle with wall mounted shower, low level w.c. and wash hand basin. Heated towel rail, tiled walls and flooring.

### GARAGE

17' 0" x 12' 10" (5.18m x 3.91m) Power and lighting.

### REAR GARDEN

A more than generous size garden arranged with ease of maintenance in mind, composite decking area for alfresco entertaining, further decked area, the remainder is laid with artificial grass. Large garden room with double opening doors and adjacent area suitable for a hot tub.

### COUNCIL TAX - BAND G