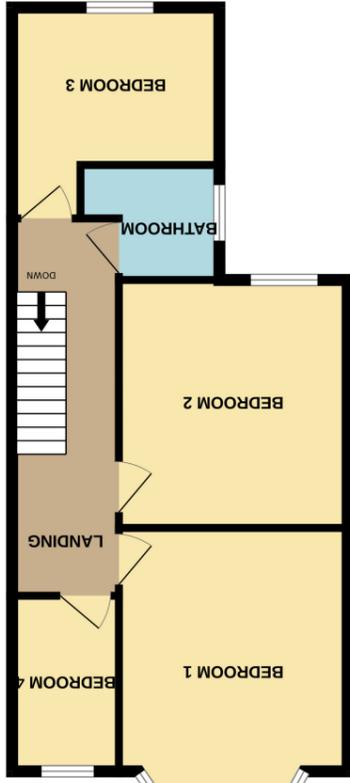
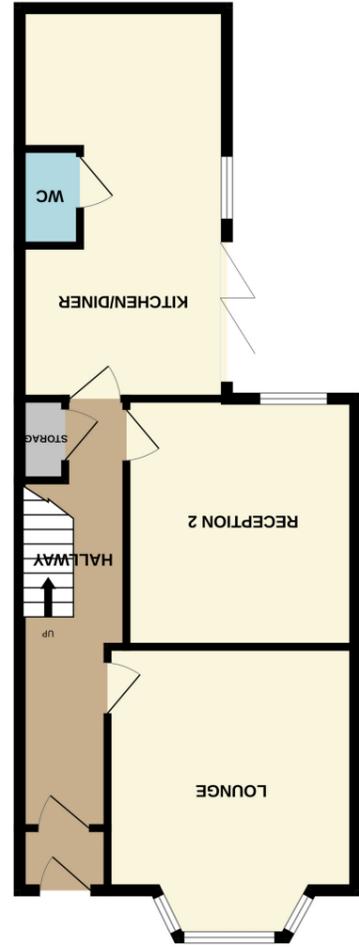


TOTAL FLOOR AREA: 1166 sq ft (108.3 sq m), approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan 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 operating efficiency can be given.
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Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	
72	56





Summary

Everett Homes are delighted to offer for sale this well presented four bedroom detached house perfectly positioned in a sought after residential location, offering a comfortable and spacious family living experience. This charming property combines ample living space with modern conveniences and excellent access to local amenities and transport links, making it an ideal home for families.

Upon entering, you are greeted by a welcoming hallway leading to two generous reception rooms. The living room boasts a lovely bay window, flooding the space with natural light. The additional reception room offers flexibility to serve as a formal dining area, home office, or playroom.

The home further benefits from a spacious Kitchen/Dining Room offering a bright and airy space gives direct access to the rear garden and benefiting from skylight to allow plenty of natural light into the room.

Upstairs, you will find four well proportioned bedrooms, all offering plenty of space and natural light. The modern first floor family bathroom has been tastefully updated, featuring contemporary fixtures and fittings.

Outside, the property benefits from off road parking and a good sized private Rear Garden.

Location

Situated in the popular area of Winton, Osborne Road offers a fantastic opportunity to live in one of Bournemouth's most well connected areas. This established residential area benefits from a perfect blend of convenience, local amenities, and transport links, making it an ideal choice for professionals, families, and investors alike.

The property is ideally positioned within easy reach of Winton High Street in which you'll find a wide selection of local shops, cafes, restaurants, and essential services.

For families, the property is close to a number of reputable schools, both primary and secondary, making it an excellent choice for those with children. Additionally, nearby medical centres and recreational facilities.

Winton is well served by public transport, with frequent bus services connecting the area to Bournemouth town centre and surrounding areas. Bournemouth Railway Station is just a short drive away, offering direct links to London, Southampton, and other major destinations. For those travelling by car, Osborne Road benefits from easy access to the A35, providing a direct route into the heart of Bournemouth and to the wider Dorset area.

The location offers easy access to a range of parks and green spaces. Winton Recreation Ground, just a short walk away, provides ample space for outdoor activities, sports, and

leisure. For more extensive green space, Queens Park and Bournemouth Gardens are also within easy reach, offering scenic walks and tennis courts.

Entrance Hall

Porch giving access through to the Entrance Hall which in turn provides access to all principle rooms, door to an under stairs storage cupboard.

Living Room

4.47m x 3.73m (14' 8" x 12' 3") Max. Spacious room, front aspect double glazed window.

Reception Room Two

3.72m x 3.44m (12' 2" x 11' 3") Spacious room with rear aspect window overlooking the Rear Garden.

Kitchen/Dining Room

6.94m x 3.12m (22' 9" x 10' 3") Max. Spacious extended room overlooking the Rear Garden, double doors giving access through to the Rear Garden, range of matching wall mounted and base units with work surfaces over, space for range cooker, stainless steel extractor hood over, space for washing machine, space for fridge freezer, sky light allowing ample natural light into the room.

WC

Accessed from the Kitchen/Dining Room, close coupled WC, wash hand basin.

Bedroom One

4.45m x 3.44m (14' 7" x 11' 3") Max. Spacious double room with bay window allowing ample natural light into the room and feature original fireplace.

Bedroom Two

3.71m x 3.44m (12' 2" x 11' 3") Further spacious double room.

Bedroom Three

3.17m x 2.42m (10' 5" x 7' 11") Further double room, rear aspect window overlooking the Rear Garden.

Bedroom Four

2.72m x 1.68m (8' 11" x 5' 6") Single room with front aspect window.

Bathroom

2.05m x 1.74m (6' 9" x 5' 9") Modern suite comprising of a panelled bath with mixer tap, wash hand basin, close coupled WC and part tiled walls.

Rear Garden

Good sized enclosed private Rear Garden, paved patio area with pathway leading to the rear of the Garden to a further section of patio area ideal for seating, section of lawn, shingle area and flowerbed.



PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any items shown will be included in the property.

