



**20 Kingswell Grove, Ensbury Park,
Bournemouth, Dorset, BH10 5DA**

Asking Price £390,000 Freehold

**A Modern Style 3 Bedroom Detached Family House
with Driveway, Garage and Conservatory, situated in
this Quiet Popular Cul De Sac at Ensbury Park.**

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Partners: Mr. G.R.Hansford & Mr. I.M.Galton



- Entrance Canopy
- Entrance Hall
 - Lounge
- Dining Room
- Conservatory
- Kitchen
- Downstairs Cloakroom
- First Floor Landing
 - 3 Bedrooms
- Shower Cubicle in Bedroom 1
- Bathroom/WC

**Woodgrain Effect UPVC Double Glazing,
Gas Central Heating (NT), Modern Kitchen,
Modern Bathroom, 3 Good Bedrooms,
2 Linked Reception Rooms, Conservatory,
Garage & Driveway, Gardens, Ideal family Home,
Cul De Sac Location, Viewing Advised, Sole Agents.**

The accommodation with approximate room measurements comprises:

ENTRANCE PORCH Suspended tiled canopy with outside light and woodgrain effect UPVC frosted double glazed door leading to:

ENTRANCE HALL Under stairs storage cupboard, central heating radiator, power points, coved and artexed ceiling, ceiling light point. Doors leading to:

LOUNGE 15'6 x 12'9 (max. measurements) Feature focal point Adam-style fireplace surround with tiled inset and polished stone hearth, 2 x central heating radiators, power points, TV Aerial connection, woodgrain effect UPVC double glazed window to rear aspect with further woodgrain effect UPVC double glazed double opening french doors giving access to Conservatory, coved and artexed ceiling, ceiling light point. Archway to:

DINING ROOM 8'8 x 8'3 Central heating radiator, power points, telephone point, woodgrain effect UPVC double glazed window to side aspect, coved and artexed ceiling, ceiling light point.

CONSERVATORY 14'2 x 9'6 Cavity wall and woodgrain effect UPVC double glazed construction with woodgrain effect UPVC double glazed windows to rear and side aspects, woodgrain effect UPVC double opening french doors giving access to rear garden, wall mounted electric heater (NT), tiled flooring, power points, wall light points, pitched reinforced polycarbonate roof.

KITCHEN 8'8 x 8'8 Part tiled walls comprising single drainer one and a half bowl stainless steel sink unit with swan neck mixer taps and cupboards under, further and extensive range of white fronted cupboards and drawers with complementing roll edge worktop surfaces, space and plumbing for washing machine, integrated fridge and freezer (NT), built in gas hob (NT) with fan assisted electric oven under(NT) and air purifier over (NT), wall mounted Worcester gas fired central heating boiler (NT), wall mounted central heating programmer (NT), gas and electric cooker connections, power points. Woodgrain effect UPVC double glazed windows to front aspect, central heating radiator, coved ceiling with spot lighting.

DOWNSTAIRS CLOAKROOM Recently re-fitted. Part tiled walls, white suite comprising vanity wash hand basin with mixer taps and cosmetics storage cupboards under, low level WC, ladder style heated towel rail, frosted woodgrain effect UPVC double glazed front aspect window, artexed ceiling, ceiling light point.

From the Hallway, stairs to:

FIRST FLOOR LANDING Loft entrance to roof space, power point, smoke alarm (NT), artexed ceiling, ceiling light point. Doors leading to:

BEDROOM 1 15'4 x 15' (max. measurements) Built in double wardrobe with hanging rail and shelving, central heating radiator, power points, TV Aerial connection, woodgrain effect UPVC double glazed windows to front aspect, artexed ceiling, twin ceiling light points.

Located in this bedroom is an inset **SHOWER CUBICLE** - fully tiled with fitted shower valve and spray (NT), entered via glazed opening door.

BEDROOM 2 9'10 x 8'8 (max. measurements) Built in wardrobes with mirror fronted sliding doors, hanging rail and shelving, central heating radiator, power points, woodgrain effect UPVC double glazed window to rear aspect, artexed ceiling, ceiling light point.

BEDROOM 3 9'8 x 6'5 Woodgrain effect UPVC double glazed rear aspect window, central heating radiator, power points, artexed ceiling, ceiling light point.

BATHROOM/WC Part tiled walls with dado border relief tile, white suite comprising 'P' shaped bath with mixer taps and fitted shower valve and spray, glazed shower screen, vanity wash hand basin with mixer taps and cosmetics storage cupboards under, low level WC, woodgrain effect UPVC double glazed frosted glass side aspect window, central heating radiator, flat plastered ceiling with inset spot lighting.

OUTSIDE

FRONT GARDEN Open plan design. Laid basically to lawn with well stocked flower and shrub beds and borders. Paved pathway giving access to property. A pea shingled driveway provides **off road parking** and leads along the side of the property to the rear garden and **Garage**.

REAR GARDEN Enjoys a westerly aspect. Basically laid to lawn with well stocked flower and shrub beds and borders, all contained within a wood panelled and brick wall boundary. There is access back to the front garden via side screening gates.

GARAGE Detached single garage of brick construction with metal up and over door, fitted with electric light and power.

TENURE Freehold **PROPERTY TAX BAND** C

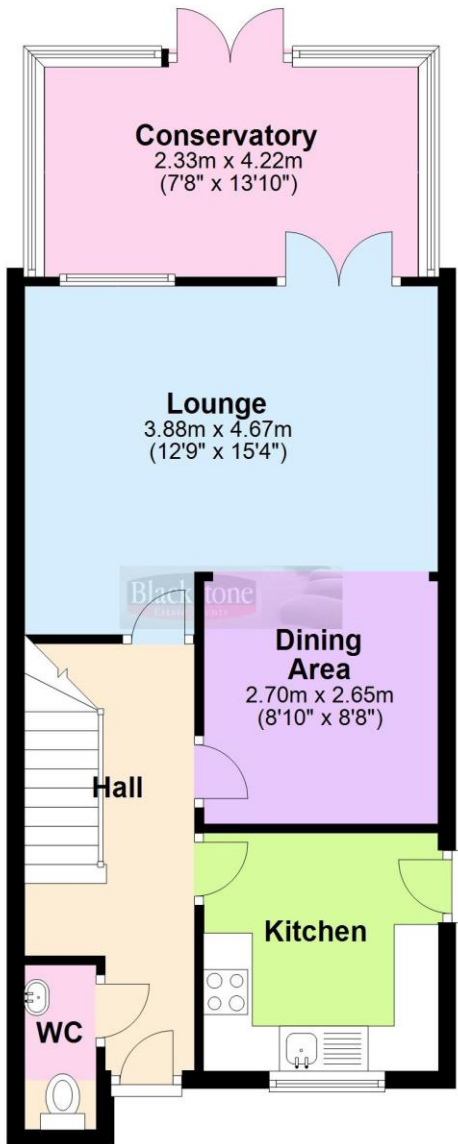
SERVICES Mains water, sewerage, gas, electric and telephone line are currently connected. These services, associated equipment and fitted appliances have not been tested by Blackstone and are subject to each Authority's own Regulations.

DIRECTIONS From the centre of Kinson proceed westerly along the main Wimborne Road and take the 1st turning on the left into Kinson Road. Proceed along and Kingswell Road is the 10th turning on the left hand side. Kingswell Grove is then the 1st turning on the right hand side.



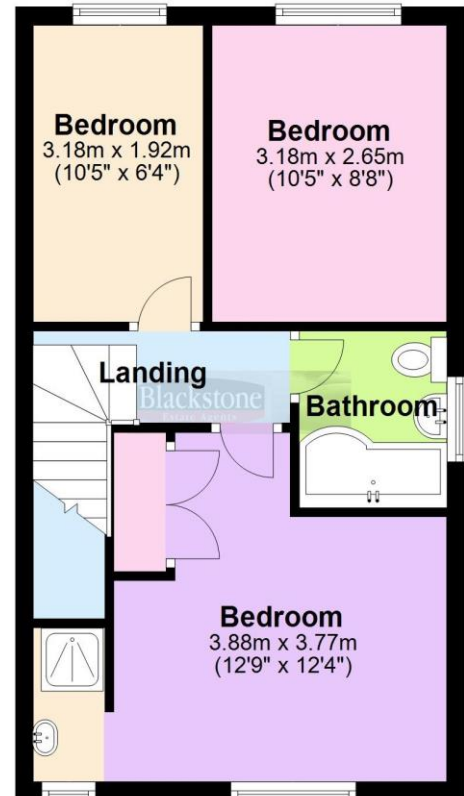
Ground Floor

Approx. 51.6 sq. metres (555.3 sq. feet)



First Floor

Approx. 38.7 sq. metres (417.0 sq. feet)



Total area: approx. 90.3 sq. metres (972.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

The Consumer Protection from Unfair Trading Regulation 2008.

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, services, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an accompanied appointment to view before travelling to see a property.

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Measured by Blackstone Estate Agents : IMG/PJM 25/08/2022

Viewing of this property is Highly Recommended but is Strictly by Appointment via Blackstone Estate Agents.

To avoid a possible disappointment please Call Blackstone Estate Agents on 01202 582222 without delay to arrange a convenient appointment time to view.

OPEN 7 DAYS A WEEK

MONDAY TO FRIDAY 9.00 AM - 6.00 PM

SATURDAY 9.00 AM - 5.00 PM

SUNDAY 9.00 AM 2.00PM

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