



40 Winston Road

A large 3 bedroom, 2 reception room detached family home set on a good plot.

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40 Winston Road, Bournemouth, Dorset, BH9 3EQ

Upon entry you are greeted with an open and spacious entrance hall with high ceilings, neutral tones and pine flooring throughout lending access to the under stairs W/C and the ample downstairs living accommodation.

On the ground level the space is unlike most properties of this period due to the sizable sunny conservatory. To the front you have a large family room/lounge with bay window and an open fireplace then opening on to the large dining room which leads on the sizable conservatory and boasts sliding doors onto the landscaped rear garden.

The extended kitchen has, matching wall and base units, space for appliances such as oven and Hobbs, dishwasher and the fridge freezer. This room has also got the added benefit of side access to the garden.

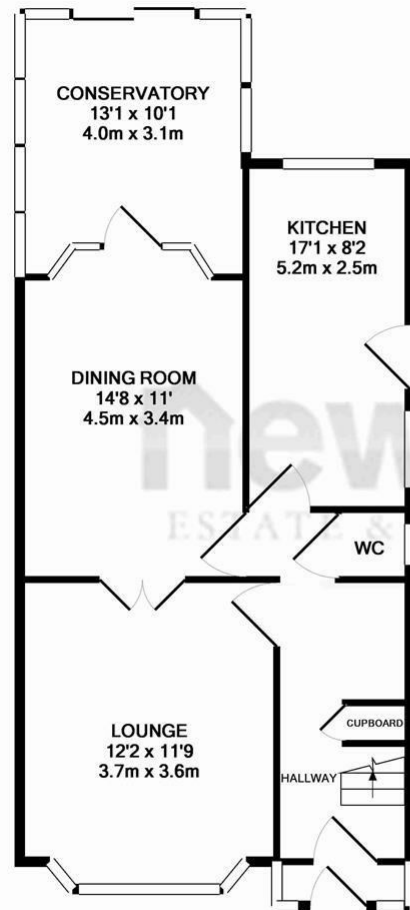
Onto the first floor of this detached residence, the accommodation is currently laid out as follows; to the front you have the large bay fronted second bedroom, which runs adjacent to the smaller third bedroom again complete with feature bay window. As you move to the rear you then have the large master bedroom and the larger than average family bathroom, again a very bright room capitalising on natural light with a side aspect.

As this home is set on a large plot you have a large private and secluded sunny garden that has been landscaped by the current owners and kept private by mature trees and shrubs surrounding it. In the rear of this stunning home you have the perfect mix of lawn, patio and decked area, perfect for entertaining family and friends with it being accessible from the kitchen diner and reception areas.

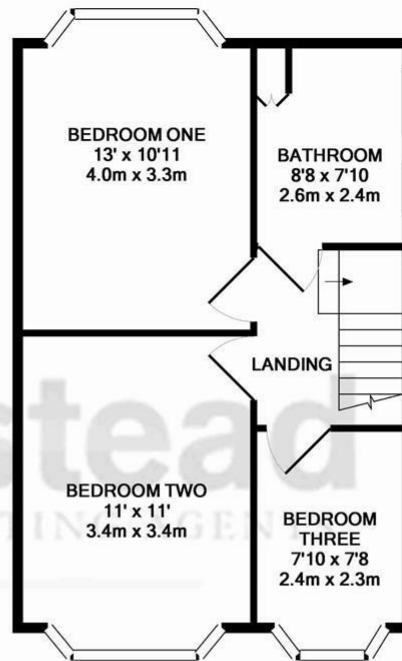
The Property is located in the sought after BH9, Moordown area superbly located for families with an abundance of primary and secondary schools, within walking distance of Winton/Moordown high street and its plethora of local shops, supermarkets, amenities and bus routes along with local and national transport links in and out of Bournemouth via the Wessex way. Also a short drive from castlepoint shopping centre and nearby redhill common/park.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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 operability or efficiency can be given
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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