



28 Winston Road

*A tastefully updated and extended 3 bedroom, 3 reception room detached house.*

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# 28 Winston Road, Bournemouth, Dorset, BH9 3EG

Upon entry you are greeted with an open and spacious entrance hall with high ceilings, neutral tones and carpet 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 large conservatory. To the front you have a large family room/lounge with bay window then opening on to the large dining hall which leads on the sizable conservatory and boasts double opening doors onto the landscaped rear garden

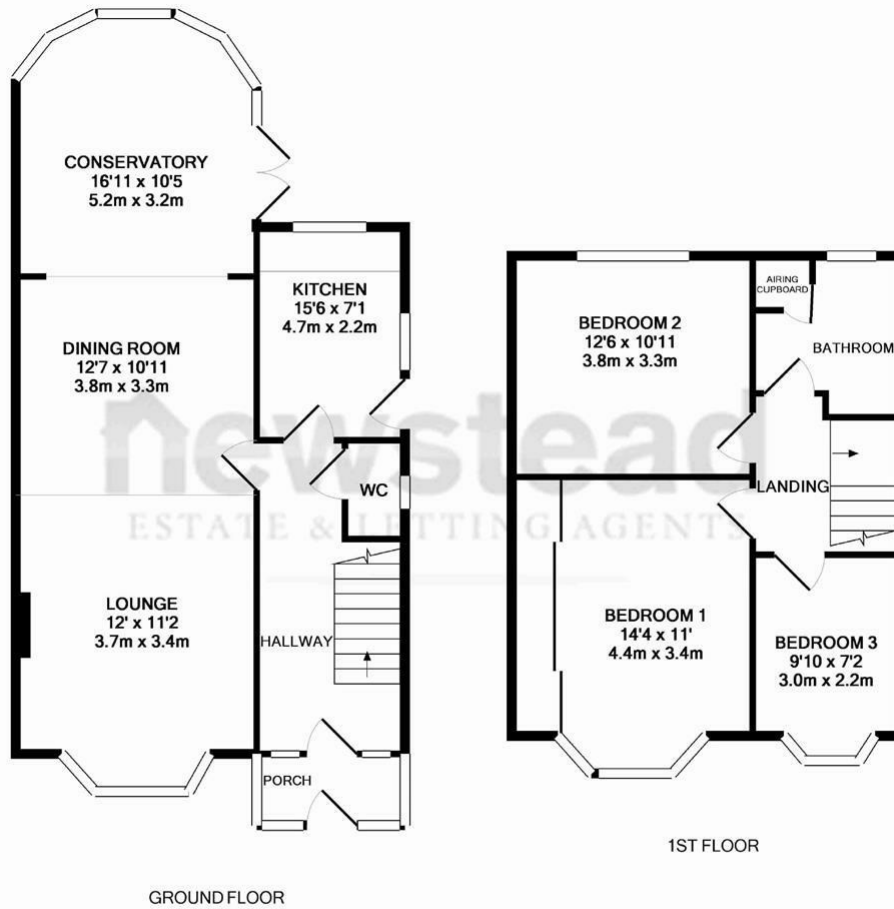
The extended kitchen has, matching wall and base units, space for appliances such as oven and Hobbs, dishwasher and washing machine and fridge freezer. This room has also got the added benefit of side access to the garden.

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 Master 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 Second Bedroom and the larger than average family bathroom, again a very bright room capitalising on natural light with a dual aspect to side and rear.

With off road parking at the front. Through to the rear you then have the large south facing landscaped rear garden that starts with a patio area that leads onto a large level garden that is predominately laid to lawn and very private, perfect for entertaining family and friends. As the property backs onto another garden it is very private and lined with timber panel fencing creating the perfect space to enjoy the summer months.

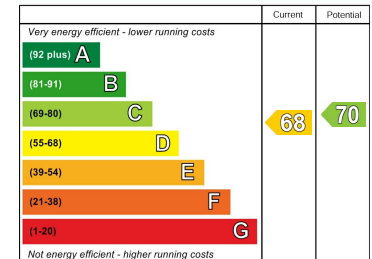






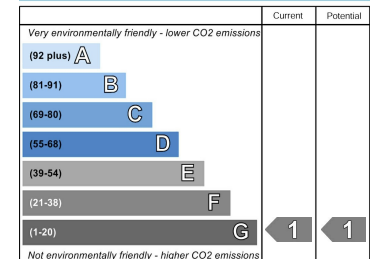
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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



**England & Wales** EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating



**England & Wales** EU Directive 2002/91/EC

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