



**13 Winston Road, Bournemouth, Dorset, BH9 3EG**  
**Guide Price £340,000**





A large 3 bedroom, 2 reception room detached family home set on a good plot with the added benefit of a drive providing off road parking, a conservatory and beautifully landscaped sunny rear garden.

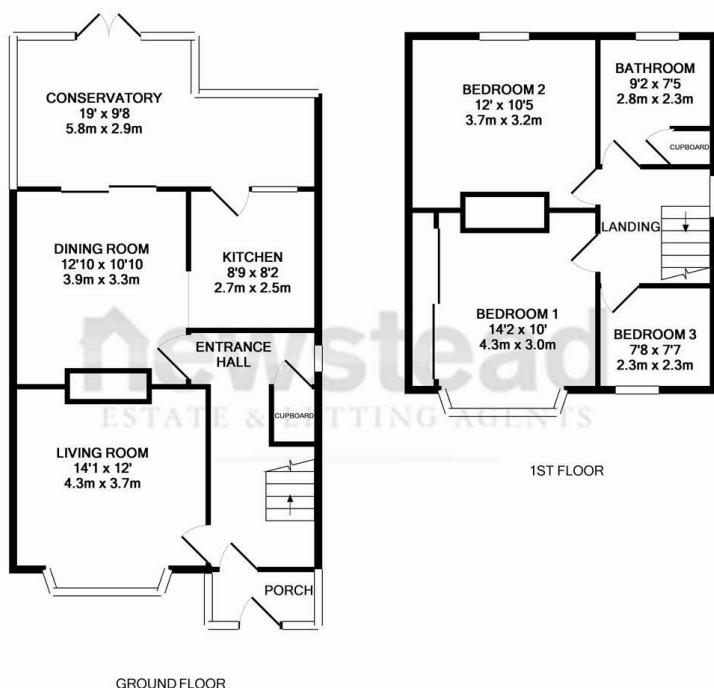
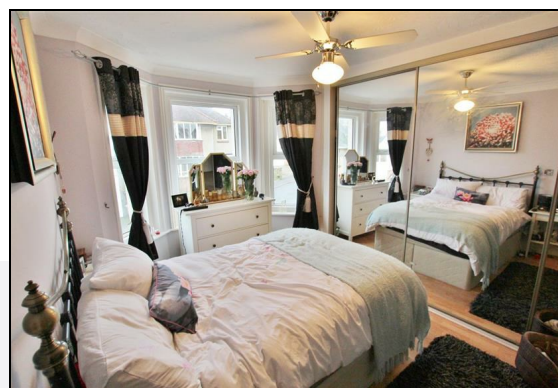
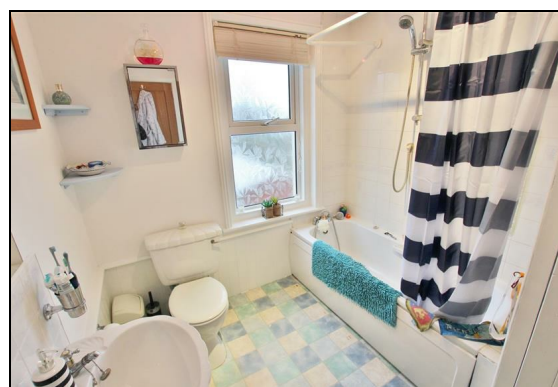
Upon entry you are greeted with a porch area and then an open and spacious entrance hall with high ceilings throughout lending access to the ample downstairs living accommodation.

To the front you have a large family room/lounge with bay window and a beautiful fireplace then a separate back dining room which leads on the sizable conservatory and boasts sliding doors onto the landscaped rear garden. Off of the dining area is the kitchen with matching wall and base units, space for appliances such as oven and hob, dishwasher and the fridge freezer. This room has also got the added benefit of access to the conservatory.

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 bedroom, which runs adjacent to the smaller third bedroom. As you move to the rear you then have another large bedroom and the larger than average family bathroom, again a very bright room.

As this home is set on a large plot you have a driveway large enough for two cars and to the rear a large garden that has been landscaped with low maintenance plants and shrub, a mix of lawn, patio and decked area. Perfect for entertaining family and friends with it being accessible from the kitchen diner and reception areas.

This lovely, spacious 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.



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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