



£375,000 Offers Over

Leedam Road, Bournemouth

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01202 289000

DANEHURST
— ESTATE AGENTS —

www.danehurstea.co.uk



Step Inside

Key Features

- Semi Detached
- Extended in 2018
- Three Bedrooms
- Kitchen/Breakfast Room
- Lounge/Diner
- Wood Burner
- Ground Floor Bedroom
With Ensuite
- Secluded Rear Garden
- Large Log Cabin
- No Forward Chain

Property Description

**** Guide Price £375,000 - £400.000 ** No Chain ****

This well-presented three-bedroom semi-detached home, located in a cul-de-sac within the highly desirable Hillview School catchment, was thoughtfully updated and extended in 2018 to create 1120 sqft of spacious and versatile living, and is offered with NO FORWARD CHAIN.

The ground floor boasts a spacious 19ft lounge/diner, where a wood burner creates a warm and inviting focal point, perfect for cosy nights in. Sliding patio doors open directly onto the rear garden, seamlessly connecting indoor and outdoor spaces.

The modern kitchen and breakfast room, designed to maximise natural light as part of the extension, offers a thoughtfully planned and practical space. The extension also includes a versatile ground floor bedroom with en suite, featuring both a shower cubicle and a separate bath, making it ideal for guests, an elderly relative or a teenager.

The first floor offers two well-proportioned double bedrooms, both with fitted wardrobes. They are served by a family bathroom and a separate WC, with the landing including a useful built-in storage cupboard.

The rear garden is a standout feature, backing onto a nature reserve and offering exceptional privacy. A paved patio adjoins the back of the property, providing the perfect spot for outdoor dining and entertaining. The garden itself is mainly laid to lawn with established borders and includes a 5.4m x 3.5m log cabin with power and light, ideal as a home office, hobby room or garden retreat. A good-sized shed provides further storage.

To the front of the property, a gravel drive provides potential for off-road parking, subject to the addition of a dropped kerb, while a side gate gives access to the rear garden.

The property also benefits from full fibre broadband, with City Fibre installed in July 2025, ensuring excellent connectivity for home working and streaming.

TENURE: Freehold - EPC RATING: C - COUNCIL TAX BAND: B

Main Particulars

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Council Tax Band: B

Tenure: Freehold

The property is well placed for everyday amenities, with Kinson High Street within walking distance offering a variety of local shops and services. Turbary Retail Park is also close by, home to outlets such as Sports Direct, The Range, Matalan, Wickes and TK Maxx, while the Castlepoint Shopping Complex is just a short drive away. Local bus routes provide convenient connections across Bournemouth and Poole, with further parks and recreational facilities also nearby.

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 14150458 Registered Office: , Head Office, Uppington Ridge, Wimborne, BH21 7HA

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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	

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