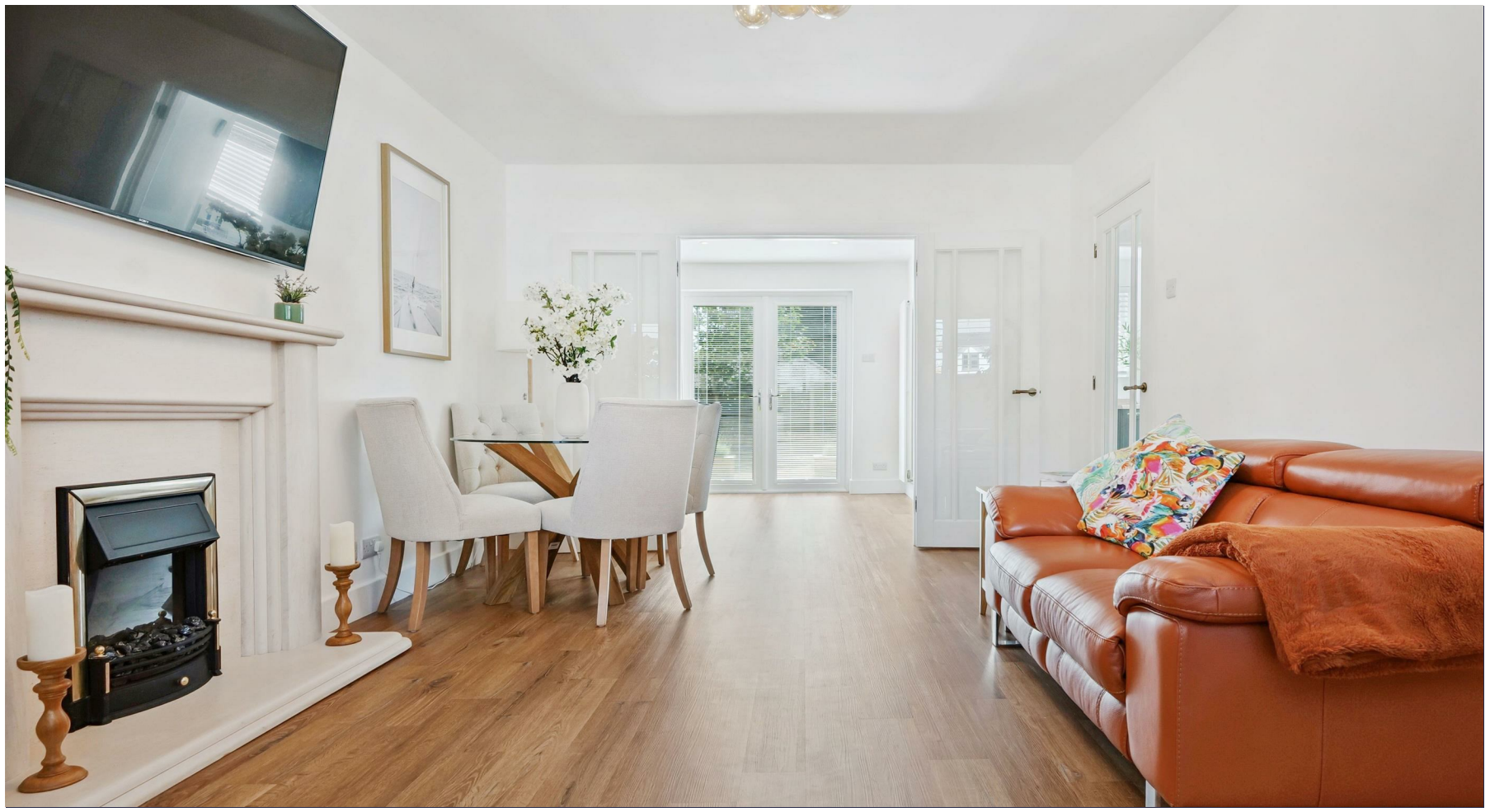
DANEHURST

ESTATE AGENTS



NEW ROAD, BOURNEMOUTH, BH10 7DT

Guide Price £475,000

** Guide Price £475,000 - £500,000 **

Fully re-furbished and finished to a high standard throughout, this detached family home is offered with no forward chain and is set in a peaceful cul-de-sac just a short walk from the River Stour.

On the ground floor, there is an entrance porch leading into a spacious hallway laid with Karndean flooring, a cloakroom with WC, a generous 18'6" x 11'9" lounge/dining room with a central fireplace, and a beautifully designed open-plan kitchen/breakfast room. The kitchen features bespoke units, integrated Bosch appliances, and patio doors opening onto the rear garden.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom with both a bath and a separate walk-in shower.

The property occupies a unique plot with access from both the front and rear. There is ample driveway parking, a detached garage with potential to extend (subject to planning), and a private rear garden. Double gates to the side open to a secure area ideal for storing a boat, caravan or additional vehicles.

Further benefits include double glazing, gas central heating via a Worcester Bosch boiler, fitted shutters, and privately owned solar panels generating up to £2,000 per year.

This is a turn-key home in a convenient location close to local amenities and riverside walks.

TENURE: FFREEHOLD * COUNCIL TAX BAND: D * EPC RATING: C

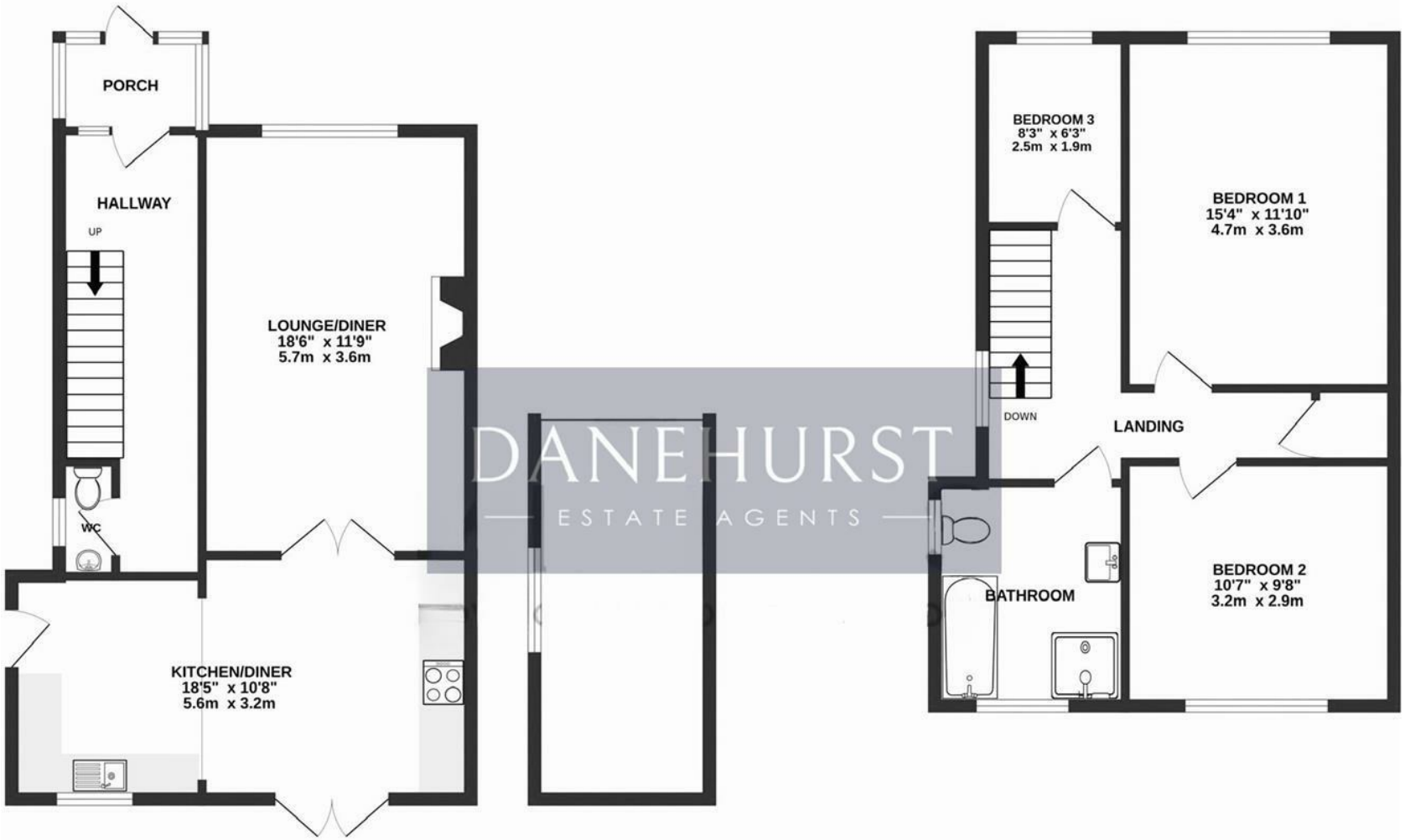
- Fully Refurbished
- Three Bedrooms
- Lounge/Diner
- Kitchen/Diner
- Bathroom With Separate Shower
- Ground Floor Cloakroom
- Ample Off Road Parking
- Driveway Front & Rear
- Garage
- No Forward Chain

Location

Just moments from the Stour Valley Nature Reserve, this location offers easy access to Castlepoint Shopping Centre and Bournemouth Airport.
Regular bus routes connect to Bournemouth, Poole, and surrounding areas, ideal for commuters and families alike. Everyday essentials are covered with a Tesco Superstore, Tesco Express, and Parley Cross Pharmacy close by. Well-regarded local schools, and a leisure centre are all within easy reach.

GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.

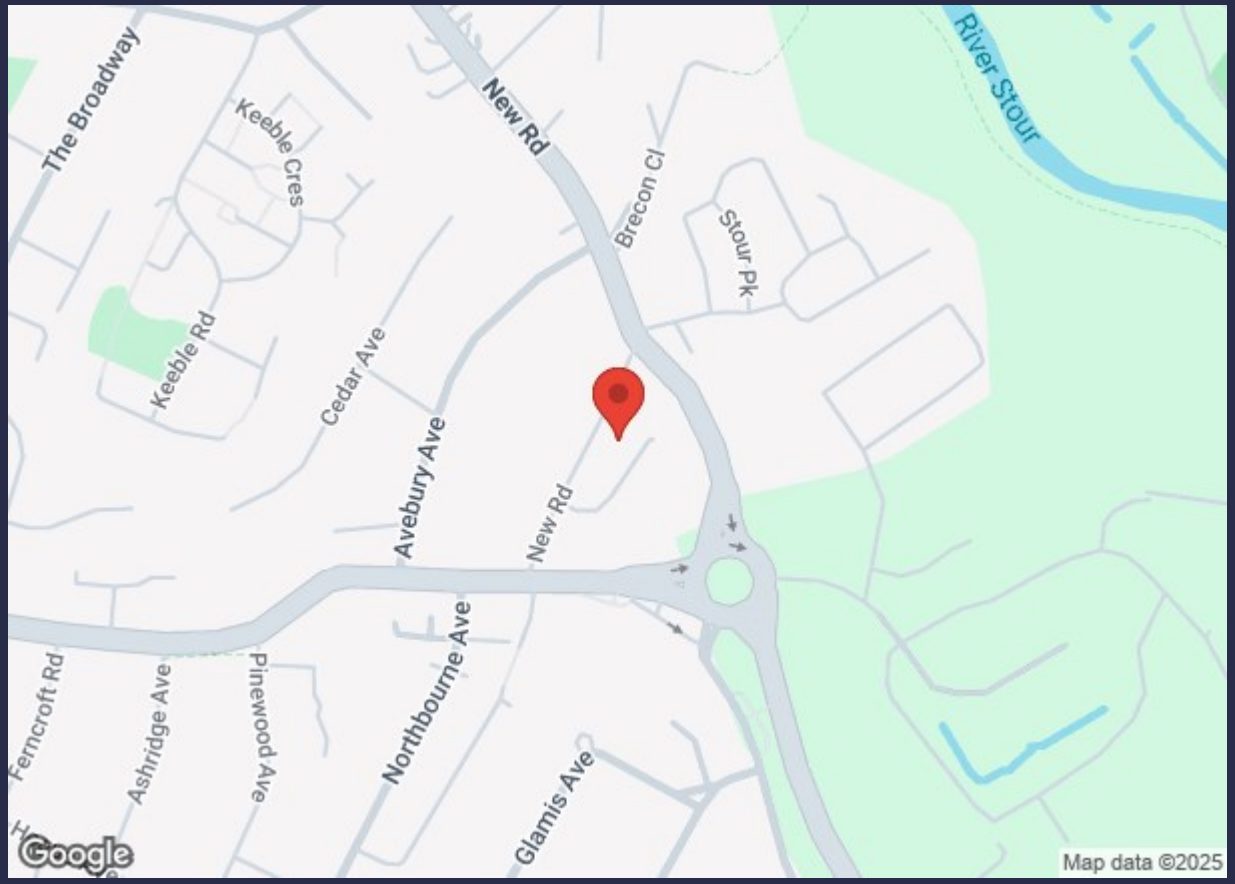
1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



DANEHURST
ESTATE AGENTS

TOTAL FLOOR AREA : 1234 sq.ft. (114.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2024



DANEHURST

ESTATE AGENTS

01202 289000

www.danehurstea.co.uk