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LAVENDER ROAD, THROOP

BOURNEMOUTH, DORSET, BH8



LAVENDER ROAD

- SIX GOOD SIZED BEDROOMS
 - DETACHED FAMILY HOME
 - DOUBLE GARAGE
 - OFF ROAD PARKING
- PICTURESQUE DUCK POND NEAR BY
 - SUBSTANTIAL REAR GARDEN
 - BEAUTIFUL FRONT GARDEN
 - IDEAL LOCATION
- TWO LUXURY EN-SUITE BATHROOMS
 - SEPARATE UTILITY ROOM
 - EPC C

Edwards Fine & Country are delighted to offer for sale this stunning six-bedroom detached house in an idyllic setting. Located a short distance north of the centres of Bournemouth and Christchurch is Lavender Road, tucked away off the A338 just a field away from the banks of the beautiful River Stour.

This property is an exceptionally spacious detached family home, offering six bedrooms, off road parking, a private front and rear garden, a beautiful outlook, as well as much more.

This property has a beautiful enclosed front garden with a path leading to the front door. Once inside you are welcomed into the spacious entrance hallway, with access to the living room, dining room, kitchen and WC, along with helpful storage cupboards and stairs to the first floor.

The large living room has double door access, a stunning fireplace and plenty of windows that allow copious amounts of natural light to flood the room, as well as double French doors to the garden. Opposite the living room is the dining room that overlooks the front of the property and the kitchen. The



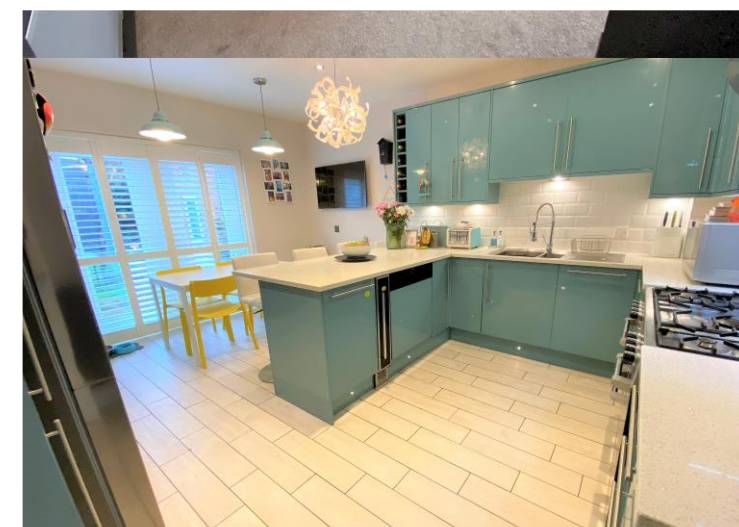
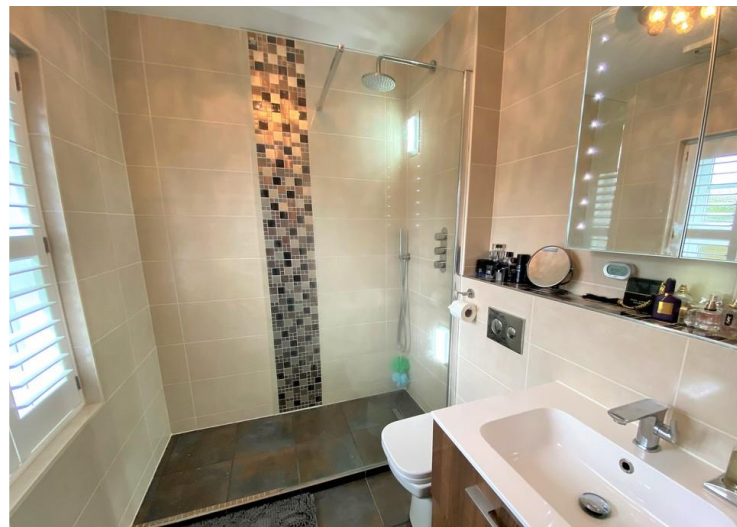
kitchen has ample worktop and storage space, with base and wall units and integrated kitchen appliances. From the kitchen are double French doors to the rear garden and the separate utility room with storage space.

Upstairs are four double bedrooms, the family bathroom and a storage cupboard. The master bedroom overlooks the rear garden and has a private en-suite bathroom and built-in wardrobes. The second bedroom also has an en-suite and built in wardrobes. The other two bedrooms over look the front of the property.

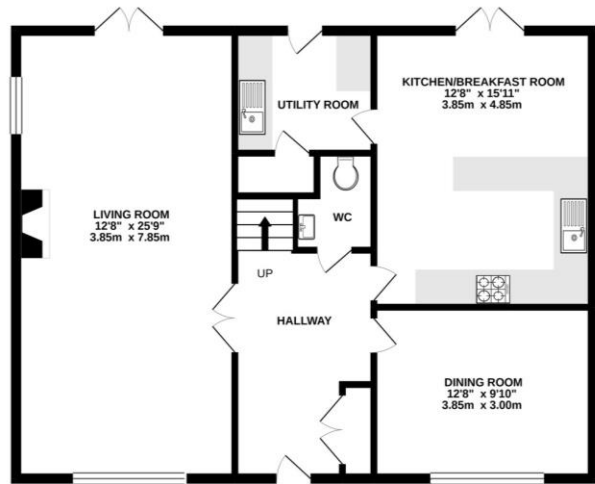
On the second floor are a further two double bedrooms each with eaves storage. There is also another bathroom and extra storage.

The landscaped rear garden is mostly laid to lawn with plants and shrubs surrounding, along with a patio area perfect for a table and chairs for those beautiful summer evenings. There is side access to the double garage from the garden and ff road parking is located in front of the garage.

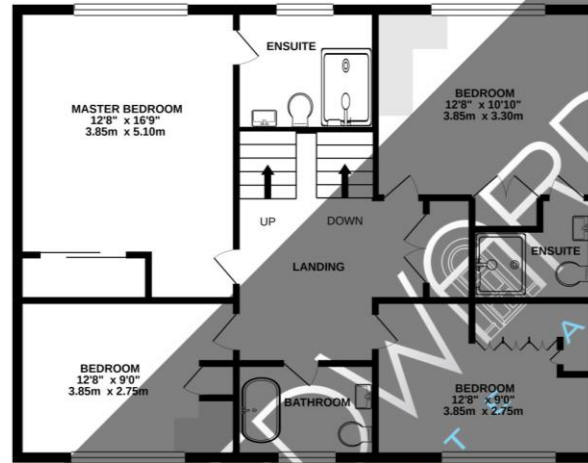
Lavender Road is located in Throop with The River Stour close by with footpaths around the attractive countryside. Bournemouth Town Centre is close by offering award winning sandy beaches, as well as plenty of shops, bars and leisure facilities, and Bournemouth train station providing convenient, regular routes across the South West covering Reading, Plymouth, Portsmouth and London Waterloo, placing the rest of the beautiful UK at your fingertips. Castlepoint Shopping Centre is also within easy reach being less than two miles away, boasting plenty of high street retailers and supermarkets. This property is also in a great school catchment area with Bournemouth School for girls, The Bishop of Winchester Academy as well as others near by.



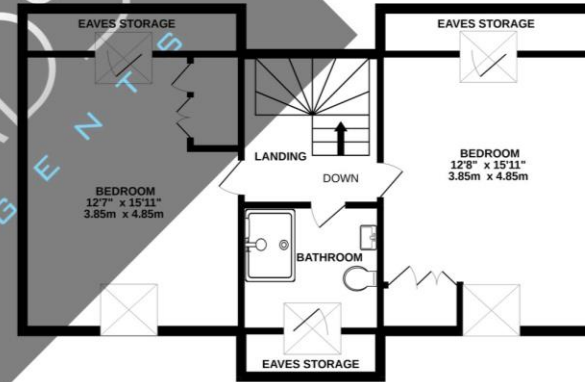
GROUND FLOOR
851 sq.ft. (79.1 sq.m.) approx.



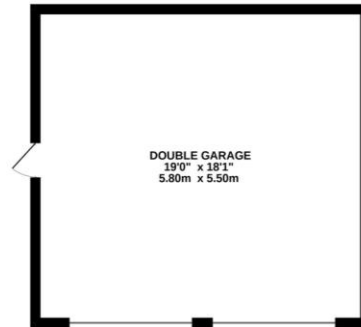
1ST FLOOR
850 sq.ft. (79.0 sq.m.) approx.



2ND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



OUTBUILDING
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 2239sq.ft. (208.0 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.

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