

Local expertise with powerful national marketing



SANDY WAY
BOURNEMOUTH, BH10 7DL





GUIDE PRICE £650,000

Edwards Fine & Country are delighted to offer for sale this exceptional and unique, four double bedroom, detached family home located on a quiet residential road. Benefits include off road parking, an integrated garage, a large sunny conservatory and a private rear garden. Viewing is highly recommended.

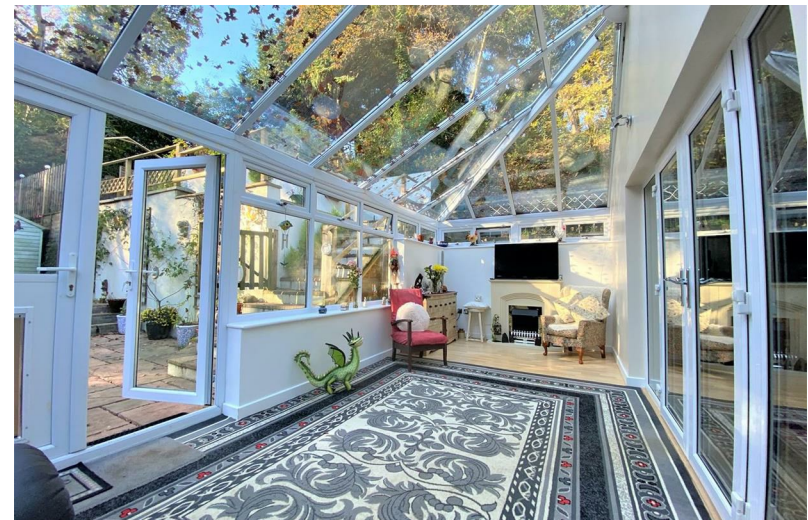
Externally this is a very attractive property, it has white rendered walls with steps leading up to the front door and the front garden. The front garden is mostly laid to lawn with plants and fencing surrounding. The front of the property further benefits from off road parking, access to the integrated garage along with access to the rear garden.

Internally, the front door welcomes you into the warm and spacious entrance hallway that also has a helpful storage cupboard. To the left is the open plan kitchen / family room. The kitchen area has white base and wall units with Quartz worktops and integrated kitchen appliances. and a separate pantry. The good sized family room has double French doors accessing the large sunny conservatory. The conservatory allows for copious amounts of natural light to flood the room and double French doors to the patio area of the garden.

The ground floor further holds three double bedrooms, each of which has built in wardrobes and two have en-suite bath / shower rooms. There is also a family shower room and separate utility room. There are stairs down to the garage and stairs up to the first floor. The final bedroom is on the first floor, which also has built in wardrobes, along with an en-suite bathroom and ample loft space.

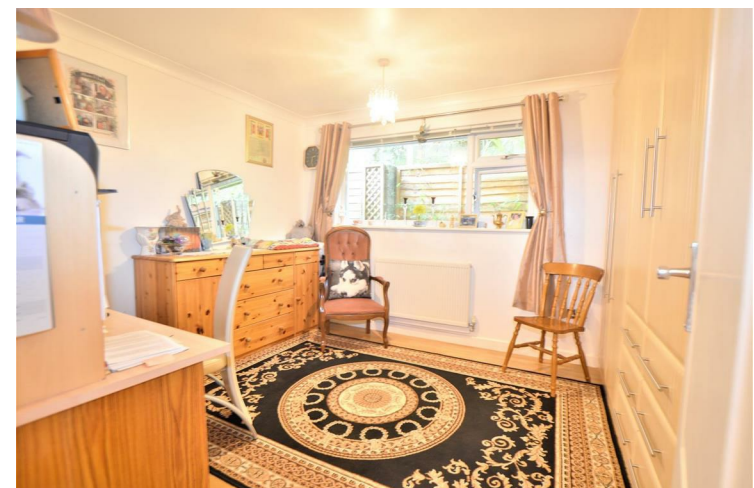
The garden offers an array of colour from all the mature plants, shrubs and flowers with ideal places for a set of table and chairs to sit and look at the picturesque views.

Sandy Way is conveniently located close to Kinson Centre that offers a range of



independent shops and business including a Tesco Supermarket. Pelhams Park recreational Ground and the BH Live Gym and Sports Centre are also nearby. Kinson offers easy access to Wimborne and Ringwood as well as Bournemouth Town Centre with its miles of sandy beaches, along with Bournemouth Airport offering great travel links. Local amenities are within walking distance and it is located in a good school catchment area with Hillview School close by.

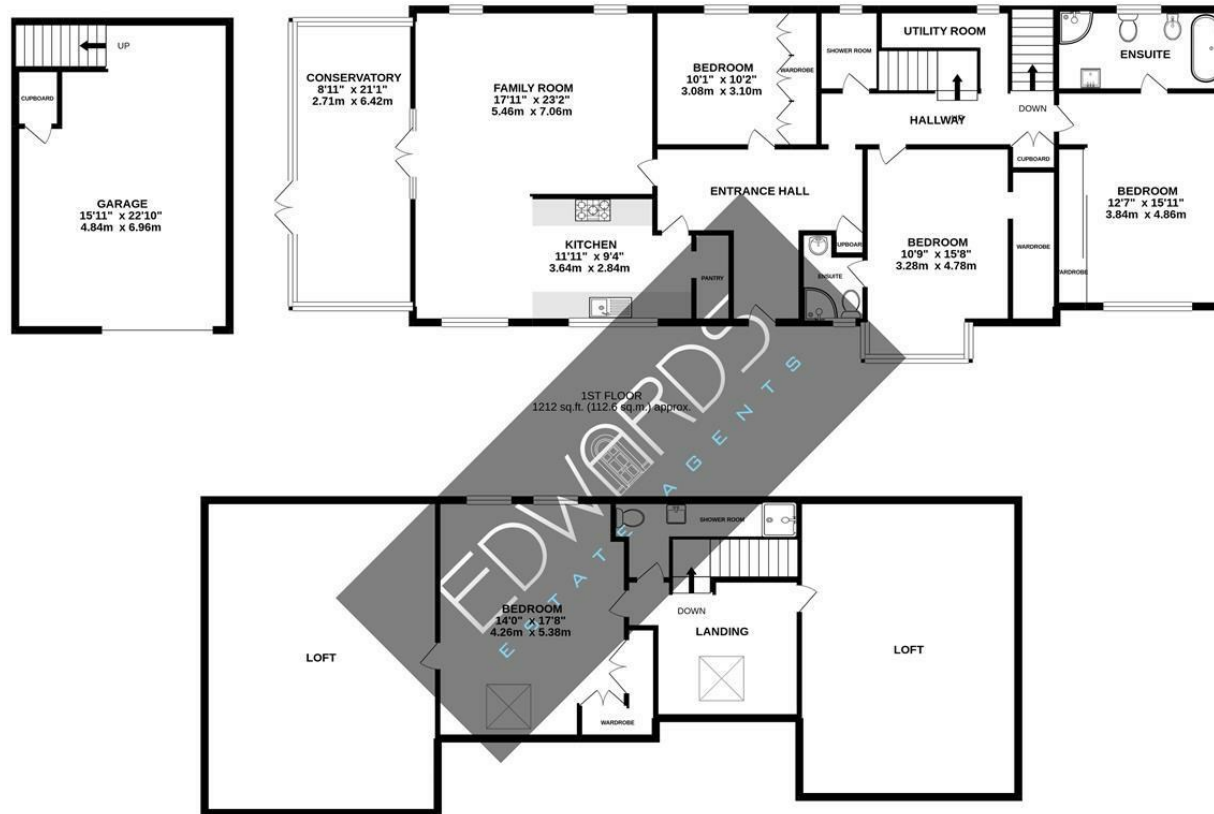






BASEMENT LEVEL
363 sq.ft. (33.7 sq.m.) approx.

GROUND FLOOR
1588 sq.ft. (147.6 sq.m.) approx.



TOTAL FLOOR AREA : 3163 sq.ft. (293.9 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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