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EDWARDS
ESTATE AGENTS

KINGSWELL ROAD
BOURNEMOUTH, BH10 5DH



GUIDE PRICE £515,000

- DETACHED CHARACTERFUL HOME
- 3/4 BEDROOMS
- ENSUITE SHOWER ROOM & FAMILY BATHROOM
- SUBSTANTIAL KITCHEN/DINING/LIVING ROOM
- UTILITY CUPBOARD
- GARAGE & PARKING
- QUIET RESIDENTIAL LOCATION
- EASY ACCESS TO COMMUTER ROUTES, AMENITIES & SCHOOLS
- DETACHED HOME OFFICE/GYM
- BEAUTIFULLY LANDSCAPED & MANICURED GARDENS

This exceptionally well-presented detached house offers a perfect blend of character and modern living. With three spacious bedrooms and the potential for a fourth, this home is ideal for families seeking comfort and style.



Upon entering, you are welcomed by a charming porch leading into an inviting inner hallway, complete with a convenient downstairs cloakroom and storage cupboard. The formal sitting room, featuring a delightful bay window and a cosy fireplace, sets the tone for warm winter evenings. Adjacent to this is a versatile reception room, which could serve as a playroom or a generous double bedroom.

The heart of the home is undoubtedly the stunning kitchen/dining/living space, enhanced by a dual aspect and an orangery-style roof lantern that floods the area with natural light. The kitchen is fitted with sleek grey units and marble-effect worktops, complemented by a central island and breakfast bar, making it a perfect spot for entertaining. A deep utility cupboard provides ample space for laundry appliances, ensuring practicality alongside elegance.

Upstairs, you will find three well-appointed double bedrooms. The master suite boasts built-in wardrobes and a luxurious ensuite shower room, while the other two bedrooms are serviced by a beautifully designed family bathroom, complete with a shower bath and stylish vanity storage.

Outside, the property offers generous parking options, including space for a caravan or boat, thanks to large wooden gates at the side. The rear garden is a true oasis, featuring a spacious patio area, a vine-covered pagoda, and a lush lawn, all beautifully landscaped. Additionally, a detached outbuilding currently serves as a home office/gym, alongside a garage, providing further versatility.

This delightful home is situated in a sought-after residential area, with easy access to local amenities and good schools.

Additional Information

Agents Note: There is no paperwork available for the removal of the external chimney

Energy Performance Rating: C

Council Tax Band: D

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

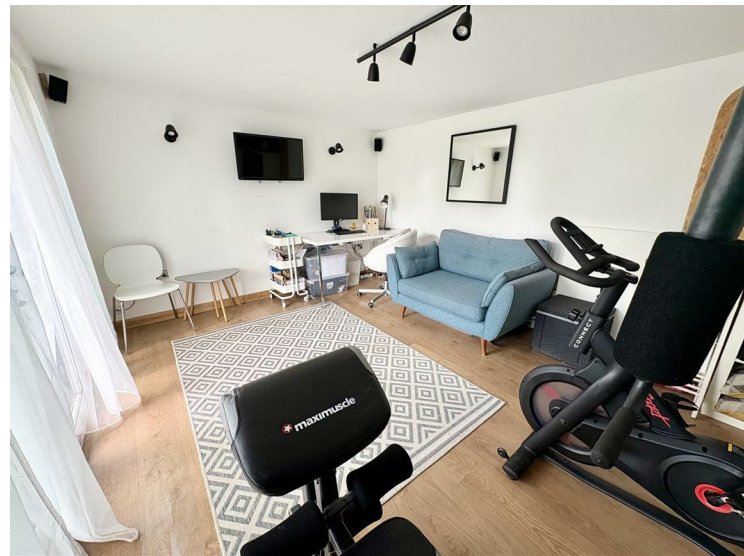
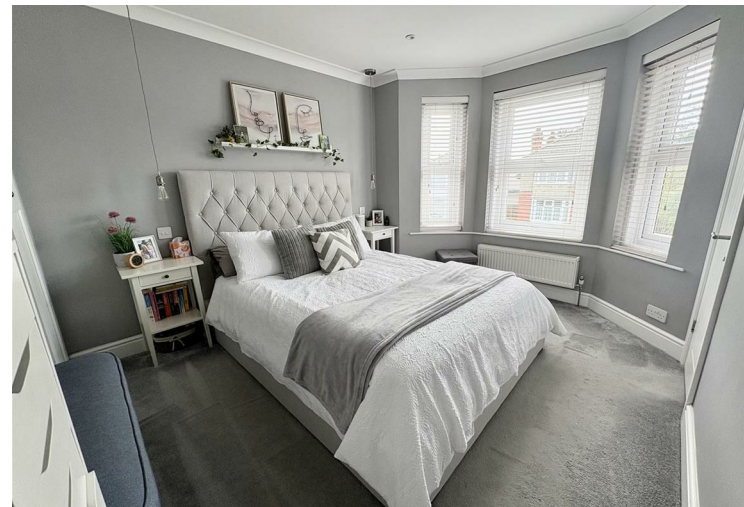
Parking: Private driveway & gated parking

Utilities: Mains electricity, mains gas, mains water

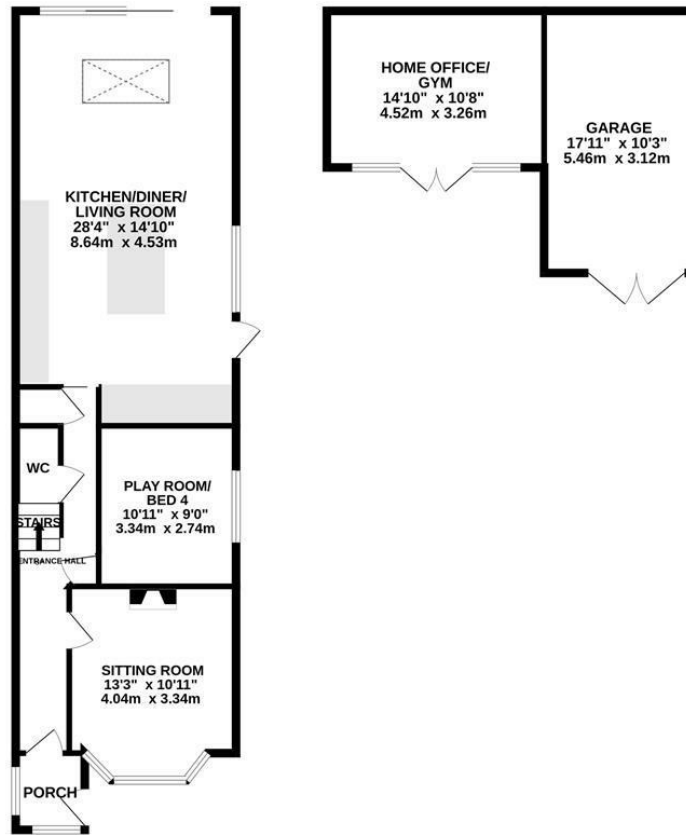
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

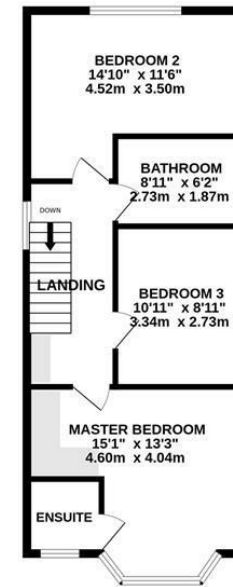
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
1137 sq.ft. (105.7 sq.m.) approx.



1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 1708 sq.ft. (158.7 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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