



Estate Agents



Auctioneers

Swanmore Road, Boscombe East, Bournemouth, BH7 6PD

Guide Price £775,000 - £795,000 – Freehold

Character Four Bedroom, Three Reception Room, Three Bathroom Detached House

**Porch | 20' Reception Hallway | 18' Lounge | 13' Dining Room | 14' Study | 21' Kitchen/Breakfast Room | Utility Room
Downstairs W/C | Inner Hallway and Stairs to First Floor Landing | Master Suite with Dressing Room and Bathroom
Second Bedroom with En-Suite | Two Further Double Bedrooms | Family Bathroom | Gated Driveway for 2/3 Cars | 40' Rear Garden**

A unique character detached house with four double bedrooms, three reception rooms and three bathrooms situated in a quiet residential location in the heart of Boscombe East. This stunning family house is bursting with original character features and boasts 3000sqft of accommodation and spacious room sizes throughout. Benefits include gas central heating, 20' entrance hallway, 18' lounge with feature open fireplace, separate dining room, 14' study, impressive 21' kitchen/breakfast room, utility room and w/c, master suite with dressing room and full bathroom, three further double bedrooms and two further bathrooms. Viewing is absolutely essential to fully appreciate this fine home.

Enter via the porch and into the instantly impressive 20' reception hallway with original wood flooring. To the front aspect is the 18' lounge with feature open fireplace, original floorboards and leaded light windows to dual aspects; there is a separate dining room and a third reception room which is currently used as a study. The 21' x 15' kitchen/breakfast room is the heart of the home and is fitted with an extensive range of wall and base units with mix of granite and wood work surfaces over, a feature central island unit and range cooker; there is a door to the side access. The useful utility room houses further white goods and there is also a guest cloakroom. There is an inner hallway which houses the attractive turning staircase leading to the first floor and a further side door.

Upstairs, from the spacious landing there is the luxurious master suite which has an 18' bedroom, separate dressing room and a full bathroom with shower, bath, w/c and basin. The three further bedrooms are all large doubles, one of which has an en-suite shower room, and then a large family bathroom completes the accommodation. Access to large loft space from landing.

Outside, Gated entrance with paved driveway providing off road parking for several cars. The front garden is laid to lawn with mature shrub borders. The rear garden enjoys a secluded aspect and is mainly laid to lawn with a patio area. Garden Shed.

Council Tax Band: F

EPC Rating: 66 | D







Total Area: 278.7 m² ... 3000 ft²
 All measurements are approximate and for display purposes only



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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