



Estate Agents



Auctioneers

# Rockford Close, Southbourne, Bournemouth, BH6 4AZ

## £675,000 – Freehold

### Four Bedroom Detached Chalet-Style Home

**Porch | Entrance Hallway | 21' x 17' L-Shaped Lounge/Dining Room | Kitchen | Ground Floor Bedroom | Sun Room  
Bathroom with Separate WC | Study/Bedroom 4 | Stairs to First Floor | Two Further Bedrooms with Lovely Views  
Shower Room | Driveway for 3/4 Cars | Double Garage | Gardens to Front, Side and Rear | No Chain**

Located in a quiet cul de sac, this deceptively spacious four bedroom detached chalet-style house offers great potential to modernise and make the most of the lovely views over the surrounding area. The property features double glazing, gas central heating, impressive 21' x 17' triple aspect L-shaped lounge/dining room, two ground floor bedrooms, ground floor bathroom, two large first floor bedrooms with views of the Isle of Wight and Christchurch Priory, driveway for 3/4 cars and rarely available double garage plus secluded gardens to three sides. Viewing recommended.

Enter via the porch into the main hallway with doors to all the rooms and stairs rising to the first floor. To the front is the spacious 22' x 17' L-shaped reception room with large windows to three sides. The kitchen has range of fitted units and a door to the side. There is shower room with basin and separate cloakroom plus a large double bedroom with doors leading to the elevated sun room which enjoys pleasant views over the garden. There is also a fourth bedroom/study on the ground floor.

Stairs then lead up to the first floor where there are two further spacious double bedrooms with stunning views of the surrounding area; there is also a further shower room which has a three piece suite.

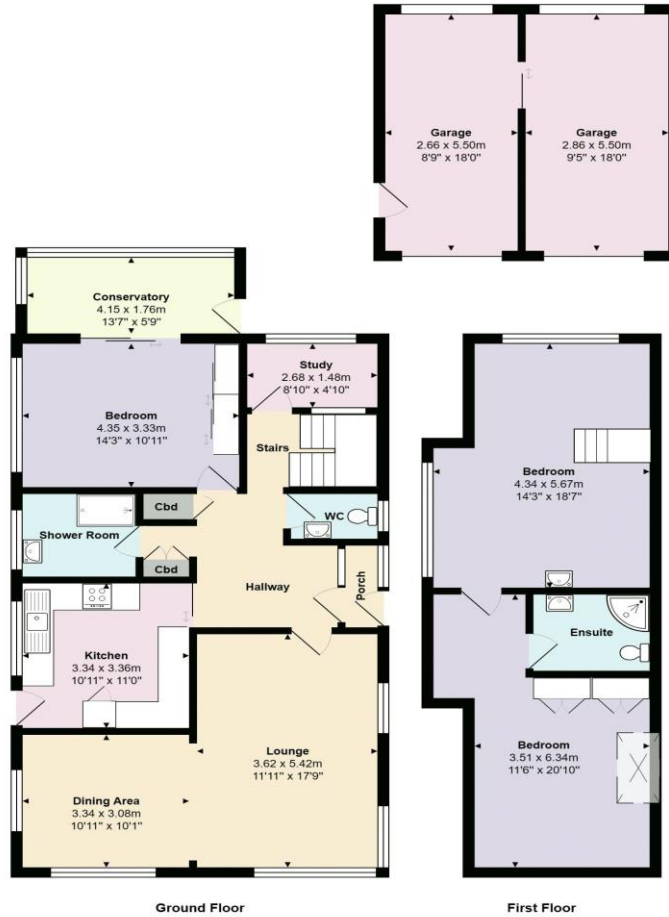
Outside, the front garden is laid to lawn, a driveway provides off road parking for 3/4 cars and leads to the DOUBLE GARAGE which has twin up and over doors and courtesy door to garden. The property enjoys lovely gardens to three sides having a secluded aspect, mainly laid to lawn with mature tree and shrub borders. Garden shed.

Council Tax Band: E

EPC Rating: to be confirmed







Total Area: 173.7 m<sup>2</sup> ... 1870 ft<sup>2</sup>

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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