

Estate Agents

RICHARD GODSELL
Est. 1928

Auctioneers

Elmsway, Southbourne, Bournemouth, BH6 3HU
Guide Price £775,000 – Freehold

**Extended Four Bedroom Two Bathroom Detached House | Entrance Hallway | 17ft Lounge | Dining Room | Modern Kitchen
Ground Floor Shower Room | Utility Room | Landing | 16ft Master Bedroom | Three Further Bedrooms | Bathroom
Off-Street Parking | Large Garden | Detached Garage**

This beautifully presented extended detached family home features four bedrooms and two bathrooms, situated on a substantial plot in the sought-after and peaceful residential area of Elmsway. The spacious property boasts UPVC double glazing, gas central heating, two reception rooms, a 15ft kitchen, a ground floor shower room, a 16ft master bedroom, a modern bathroom, off-street parking, and a superb rear garden. It offers easy access to both Tuckton and the popular Southbourne Grove, where you'll find a diverse array of shops, bars, restaurants, cafes, and a variety of other amenities. The award-winning blue flag beaches of Southbourne are also just a short drive away. Viewing is recommended.

Upon entering the property, you are welcomed by a good-sized hallway with doors leading to the spacious front room, which measures 17 feet. This room features a bay window that allows for plenty of natural light and includes a decorative fireplace. Adjacent to this is the dining room/second reception, which provides direct access to a patio area in the garden. The galley-style kitchen is equipped with ample shaker-style cupboard units for storage. It includes a built-in ceramic hob with an overhead extractor fan, a built-in electric oven, and space for a dishwasher under the countertop, as well as a sink with a drainer that overlooks the garden. There is also a partially tiled downstairs shower room with a toilet, hand basin, and a window with privacy glass for ventilation. A storage cupboard is conveniently located here.

At the rear of the property, there is a useful utility room that offers space for an under-counter washing machine and tumble dryer, as well as additional cupboard storage, all overlooking the rear garden. The first floor features a spacious master bedroom with a bay window, providing ample space for wardrobes and other bedroom furniture. Bedrooms two and three are also good-sized doubles and both come with fitted wardrobes. The fourth bedroom is a well-sized single, ideal for use as a child's bedroom or a home office. The fully tiled four-piece bathroom suite includes a bathtub with an overhead shower attachment, a basin, a toilet, and a bidet. Outside, the impressively large rear garden boasts a variety of sections and uses. There are two patio areas, one featuring a koi pond, which leads to a large lawn area that transitions into an elevated section with a greenhouse and two garden sheds. A mix of walls, mature shrubs, and plant life encloses the garden. The front of the property showcases a detached garage and a paved driveway suitable for parking several vehicles. Additionally, there is potential for comfortable extension to the rear (subject to planning permission).

Tenure: Freehold

EPC Rating: 56 | D

Council Tax Banding: E

