



Estate Agents



Auctioneers

156b Stourvale Road, Southbourne, Bournemouth, Dorset, BH6 5HG

Guide Price £415,000 – Freehold

**Stunning Three Bedroom Detached Family Home | Immaculate Condition Throughout | Modern Fully Fitted Kitchen/Diner
Utility Space | Allocated Parking | Low Maintenance Garden | Within Easy Reach Of Southbourne Grove
En-Suite To Master Bedroom | Viewing Highly Recommended**

Built in 2020, this stunning modern three-bedroom detached family home is in excellent condition throughout and is located in the sought-after residential area of Stourvale Road. It offers easy access to Southbourne Grove, where you'll find a variety of shops, cafes, bars, and restaurants, along with plenty of other amenities. Additionally, the award-winning blue flag sandy beaches are just a short distance away.

Upon entering the property, you are greeted by a spacious open-plan kitchen and dining area, which creates a perfect entertaining space. This area features an island with a breakfast bar, LED lights, ample countertop and cupboard space, and built-in appliances, including a dishwasher, electric oven, ceramic hob with an overhead extractor fan. There is also a separate utility cupboard with space for a washing machine and tumble dryer. The living room is bright and airy, with dual-aspect windows, making it an ideal spot for cosy evenings.

Upstairs, the hallway leads to all the rooms. The master bedroom is a generous double and benefits from an en-suite shower room, which includes a WC, basin, heated towel rail, and a Velux window for ventilation. The other two bedrooms are also doubles and are tastefully decorated to a high standard. Additional features include double glazing, plantation shutters on the windows, gas central heating, and an air conditioning unit upstairs.

Outside, there is a low-maintenance side patio area with side gate access to the front, a storage shed, and it is enclosed by wooden fencing. There are also two allocated parking spaces, along with ample on-street parking available nearby.

Viewing is highly recommended to truly appreciate all that this wonderful home has to offer.

Tenure: Freehold

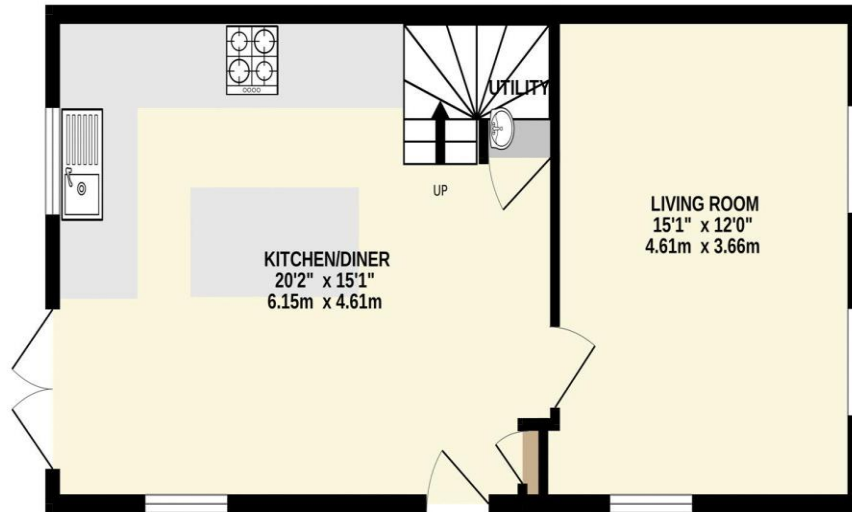
EPC Rating: 84 | B

Council Tax Banding: C

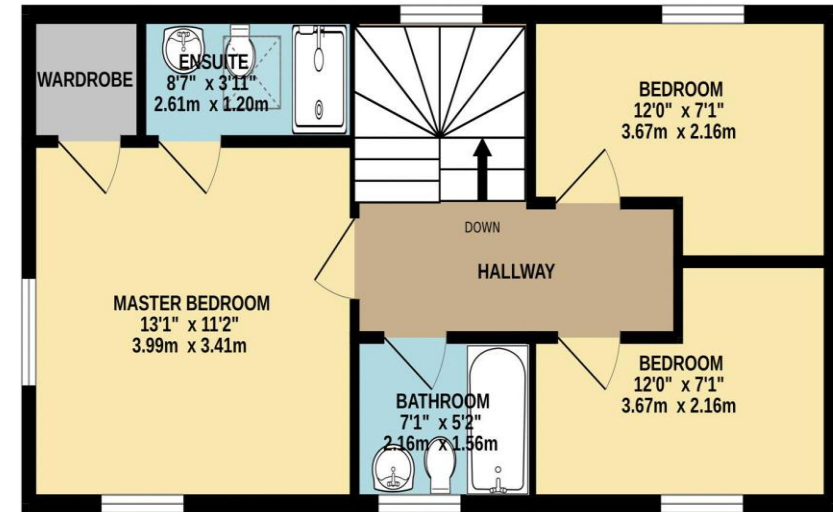




GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (100.0 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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