



Estate Agents



Auctioneers

Nugent Road, Hengistbury Head, Bournemouth, Dorset, BH6 4ET

Guide Price £840,000 – Freehold

**Four Bedroom Two Bathroom Detached House | Entrance Porch | Hallway | Living Room | Dining Room | Modern Kitchen | Wc Landing | Master Bedroom with Ensuite | Three Further Bedrooms | Bathroom/Wc & Additional Wc
Detached Garage & Driveway | 130ft Rear Garden | No Chain**

This four-bedroom, two-bathroom detached house is ideally located in the heart of Hengistbury Head and features an impressive 130ft rear garden that backs onto playing fields. The property offers excellent potential for further extension and improvement and is situated within the sought-after St. Katherine's School catchment area. Key benefits include double glazing, gas central heating, two reception rooms, a stylish modern kitchen, a master bedroom with an ensuite shower room, a detached garage, and that amazing rear garden! Viewing is highly recommended, and there is no chain involved.

Upon entering through the porch, you are welcomed into the hallway, which has a staircase leading to the first floor, a storage cupboard, and access to the main rooms. The front aspect features a 14ft x 13ft living room with a bay window and a feature fireplace.

At the rear, there is a 12ft dining room, also with a feature fireplace, and French doors that open onto the garden. The 16ft kitchen has just been refitted with a modern range of gloss fronted wall and base units, complemented by contrasting work surfaces. It includes a range of built-in appliances such as an oven, hob, extractor, dishwasher, and fridge freezer, as well as space for a washing machine. Additional features include concealed LED lighting, tiled splashbacks, and wood-effect flooring, with a door leading to the garden. A useful cloakroom can be accessed from the outside.

Upstairs, you will find four good-sized bedrooms and two bathrooms. The master suite boasts its own ensuite shower room and WC, along with fitted wardrobes. Bedroom two is also a spacious double room, offering pleasant views over the rear. Bedrooms three and four are both well-sized single rooms. The family bathroom features a three-piece suite, including a bath, WC, and basin, plus an additional WC for convenience.

Outside, there is a detached garage with an up-and-over door and a driveway that provides parking for two to three cars, along with gated side access. The stunning and rarely available 130ft rear garden is one of only four long gardens on the street. It includes a large patio area, a mature lawn with established shrub borders, and a lovely aspect overlooking the school playing fields.

Tenure: Freehold

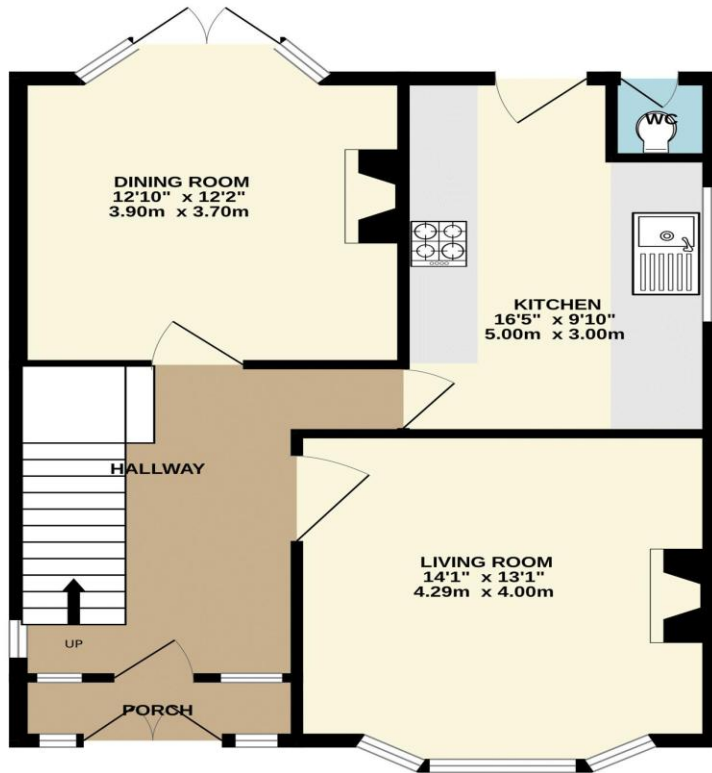
Council Tax Banding: F

EPC Rating: 69 | C

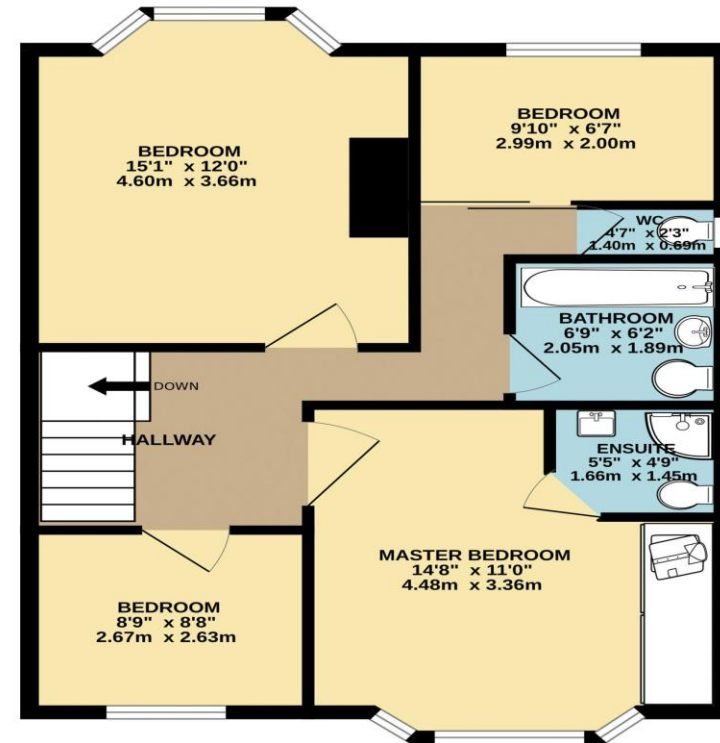




GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 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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