

Sunnyhill Road, Southbourne, Bournemouth, BH6 5HR

£430,000

Four Bedroom Semi-Detached Family Home | Hallway | Lounge
18' x 15' Living Room with Modern Kitchen | Utility Room | Ground Floor W/C
Landing | Four Bedrooms | En-Suite To Master Bedroom | Family Bathroom
Private Garden | Off Road Parking



A four bedroom, two bathroom semi-detached house situated less than half a mile to Southbourne Grove high street & Southbourne beaches beyond, along with access to Kings Park nearby and in the coveted Stourfield School catchment area. The property boasts an 18' x 15' open plan living room with modern kitchen, 14' x 12' lounge with bay window, en-suite shower room to master bedroom, private rear garden and is presented in excellent order throughout.

Enter the property into the bright and airy entrance hallway with ground floor w/c, stairs to first floor and doors leading into the spacious lounge with bay window at the front of the property. There is a square opening into the 18' x 15' living room which is the hub of the home; the open-plan living room has space for a sofa, large dining table & has a modern kitchen with gloss-cream handleless units offering a large range of storage at base, eye level. There is also a separate utility room.

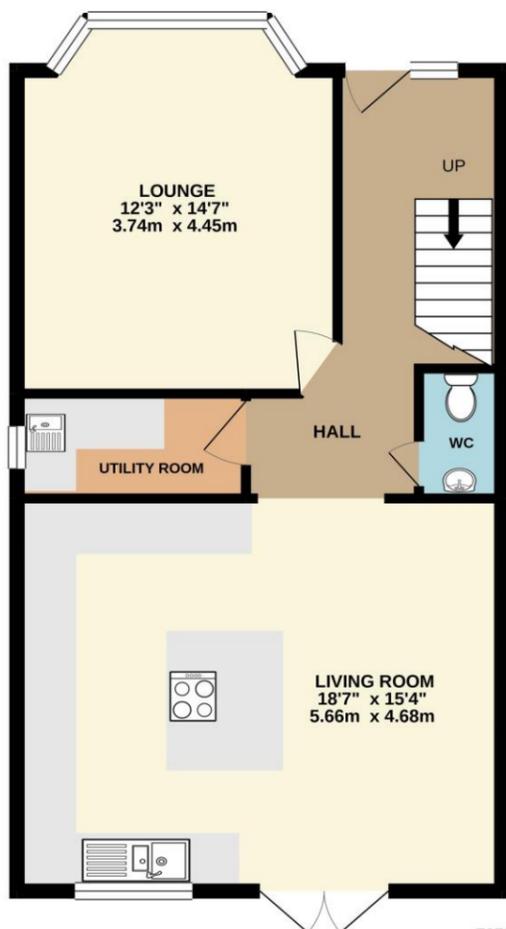
Upstairs, there are two spacious double bedrooms with the master bedroom featuring fitted wardrobes and an en-suite comprising of shower, wash hand basin & w/c and is finished with modern tiling. Bedroom three is a spacious single bedroom or small double bedroom with bedroom four an ideal sized single bedroom. The family bathroom is also finished with modern tiling and comprises of spa bath with centred taps, wash hand basin and w/c.

Outside, the rear garden is laid to lawn with large partly covered decking area abutting the property and further patio area. There is off road parking to the front of the property for at least two vehicles and side access to the rear garden.

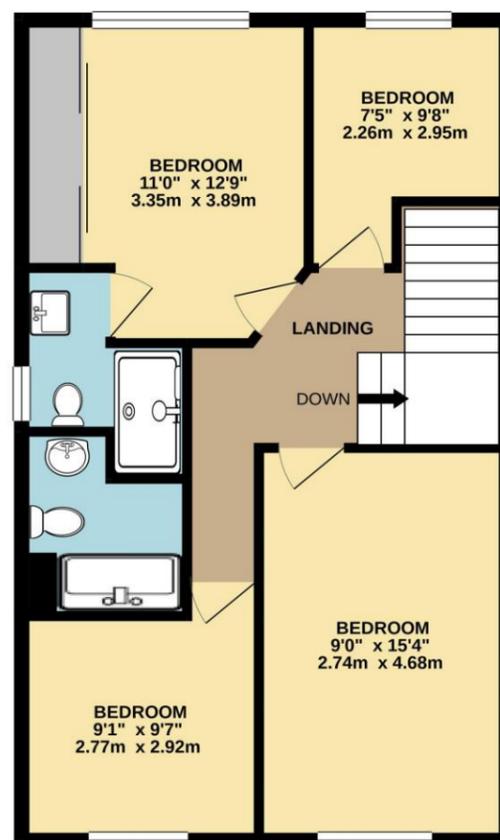
Council Tax Band: C

EPC Rating: to be confirmed

GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 1204 sq.ft. (111.9 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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