



£525,000

43 Saxonhurst Road, Bournemouth, BH10 6JD



SAXE COBURG™

Property Experts







Property Description

Saxe Coburg is delighted to present this breathtaking, fully refurbished property, which has been transformed to an exceptional standard. The recent renovations include a stunning rear extension which creates a spacious, light filled open-plan living area that seamlessly integrates the living room, dining area, and kitchen. Bi-fold doors open directly to the private garden which has been expertly re-landscaped for low maintenance, featuring a newly re-laid patio and artificial grass. Additionally, a raised patio / seating area offers the perfect sun trap, enjoying sunlight throughout most of the day.

The modern kitchen is equipped with high-end integrated appliances and a large central island, providing ample space for both entertaining guests and preparing family meals. Both bathrooms have been tastefully refitted to a high standard. The accommodation further includes three well-proportioned bedrooms and an additional reception room, ideal as a playroom or home office, conveniently accessed from the open-plan living space.

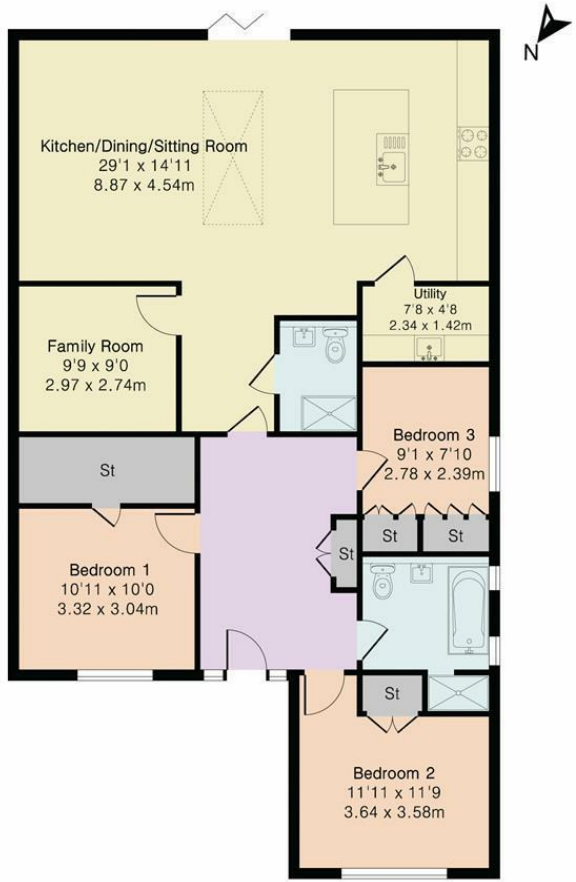
Situated in a prime location, this property offers easy access to local shops, amenities, recreational facilities, and excellent transport links to both Bournemouth and Poole. Additional benefits include part underfloor heating, off-road parking for three vehicles, newly fitted gas central heating, and double glazing throughout.

A viewing is essential to fully appreciate the quality and space this home offers. We anticipate strong interest, so don't miss the opportunity to view. Contact the vendor's sole agents today to arrange a viewing and avoid disappointment.

FEATURES & SPECIFICATIONS

- NEWLY REFURBISHED DETACHED BUNGALOW
- THREE BEDROOMS
- TWO BATHROOMS
- STUNNING OPEN PLAN LIVING AREA
- HIGH SPEC FINISHED THROUGHOUT
- LOW MAINTENANCE REA GARDEN
- EXTENDED LIVING SPACE
- OFF ROAD PARKING FOR THREE CARS
- ADDITIONAL RECEPTION ROOM FOR PLAY ROOM OR HOME OFFICE
- HIGHLY SOUGHT AFTER LOCATION

Approximate Gross Internal Area 1277 sq ft - 119 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(00-00) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



<https://www.saxecoburg.co.uk>

47 Poole Road, Westbourne, Bournemouth, Dorset, BH4 9BA

T: 01202 303066 info@saxecoburg.co.uk



SAXE COBURG™

Property Experts