



16 Iford Gardens, Bournemouth

Guide Price £725,000

wh. welcome homes **wh.**
ESTATE AGENTS

GUIDE PRICE - £725,000 - £750,000

Welcome Homes are delighted to present for sale this stunning FOUR DOUBLE BEDROOM detached family home, located in the highly sought-after area of Iford, BH7. Originally built as the show home in 2003, this exceptional property has been beautifully maintained by its original owner and offers over 2,200 sq. ft. of spacious and versatile living accommodation.

Upon entering, you are welcomed into a bright and inviting hallway that provides access to all ground floor rooms. The property boasts two generously sized reception rooms, perfect for family living and entertaining. The front-facing kitchen, complete with a charming bay window overlooking the driveway, is fitted with integrated appliances and offers ample space for dining. A separate utility room provides additional convenience. The light-filled lounge features French doors that open into a conservatory, seamlessly connecting indoor and outdoor spaces. The dining room, ideal for hosting guests, further enhances the home's versatility.

A standout feature of this property is the gated driveway, providing ample off-road parking, along with an integral large garage, which was specifically designed and built to be easily converted into an additional living space if desired.

Upstairs, a spacious landing leads to four generously proportioned double bedrooms. The home benefits from two master bedrooms, each with its own en-suite, allowing for flexible living arrangements. One master bedroom overlooks the front of the house, while the other offers scenic views of the beautifully maintained rear garden. A separate family bathroom, fitted with a jacuzzi bath, serves the remaining bedrooms.

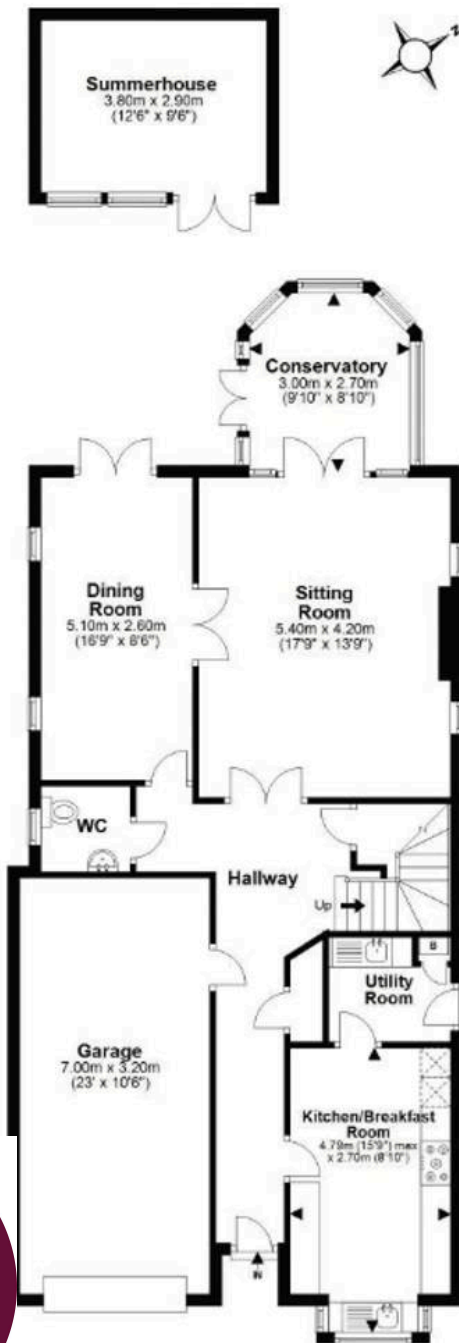
The secluded rear garden is a true oasis, offering a tranquil setting for relaxation and outdoor activities. Featuring mature flower beds, a charming water feature, and a fully insulated summer house with electrics—perfect for use as a home office or studio—the garden is designed for both functionality and leisure. A paved section provides an ideal space for barbecues and outdoor dining. Convenient side access leads to the front of the property, where wrought iron gates ensure security and privacy, while also accommodating multiple vehicles

Location: Iford is a desirable residential area nestled between Christchurch and Southbourne. Just 2.5 miles from Southbourne's award-winning beaches, the property enjoys easy access to a wealth of local amenities, including JP Morgan, Littledown Leisure Centre, and Bournemouth Hospital. Excellent transport links





Ground Floor



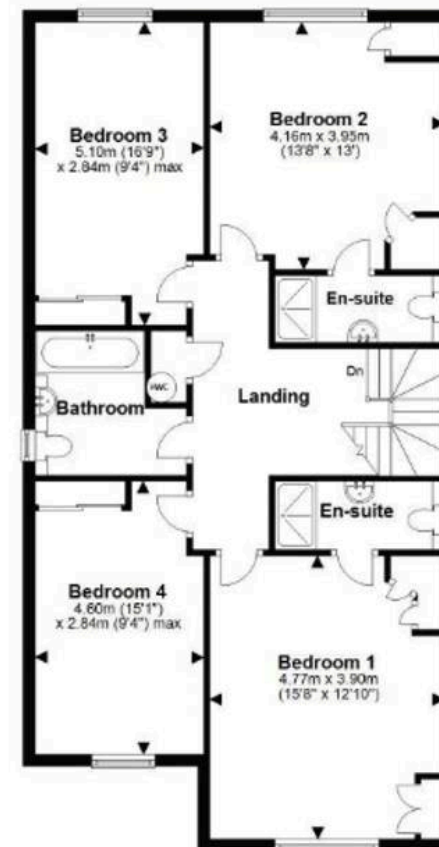
Approx Gross Internal Areas

House: 164.3 sqm / 1768.2 sqft
 Conservatory: 7.8 sqm / 84.8 sqft
 Garage: 23.3 sqm / 250.9 sqft
 Summerhouse: 11.0 sqm / 118.6 sqft

**Total Approx Gross Area:
 206.4 sqm / 2222.5 sqft**

Floor Plan

First Floor





Welcome Homes

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