



The Location:

Found in a sought-after neighbourhood within Queens Park Bournemouth, this incredible character home is just minutes from Queens Park Golf course, Bournemouth Town Centre, ample transport links and Bournemouth Central Train Station. With an array of amenities, shops and leisure activities close by, the ability to nip to your favourite beach spot and top-tier golf on your doorstep, it's easy to imagine yourself loving life at this charming, family-friendly house.

Transport Links - Bournemouth train station is close by and gives direct lines to Southampton (< 1hr) and London Waterloo (2hrs). Bournemouth Airport runs flights to an increasing number of popular European locations. Bus routes are close by and there's easy access to the A338 Wessex Way for those travelling out of town.



2800 Sq Ft



4 Double Bedrooms



2 Bathrooms



Driveway



Versatile Floor Plan



Great Rear Garden



The Lifestyle:

This detached family home in St Ledgers Road offers a combination of charming period character and modern upgrades that allow a brilliant way of living. Entering the spacious hallway and making your way up the staircase (naturally lit by a beautiful half landing window) and you'll find that all bedrooms are spacious and provide ultimate flexibility. Those with kids, those working from home and those looking to live with extended family need to see this. There isn't a small room as such- so no arguments over who gets which room here!

They say the kitchen is the heart of the home- and we love the communal setting on offer thanks to the large, open plan cooking-dining-lounging space at the rear of the house! This really offers the best of both and represents a lifestyle so many homeowners now want- a space to enjoy good food with good people, in addition to a large separate lounge. It's bright throughout the day and lends itself to different uses, which is perfect for busy families looking for extra space for everyday routines.



A dedicated utility room that leads to a downstairs shower room with WC is perfect for cleaning off mucky kids, mucky pets and keeps the washing/drying appliances out of sight. Very handy indeed.

Lounges - A front room study (currently used for hardcore gaming!) would also lend itself as a ground floor bedroom for elderly family members, or as an extra lounge. Need a home office? Maybe a Peloton pain cave or a play room for the kids toys...The possibilities are endless.

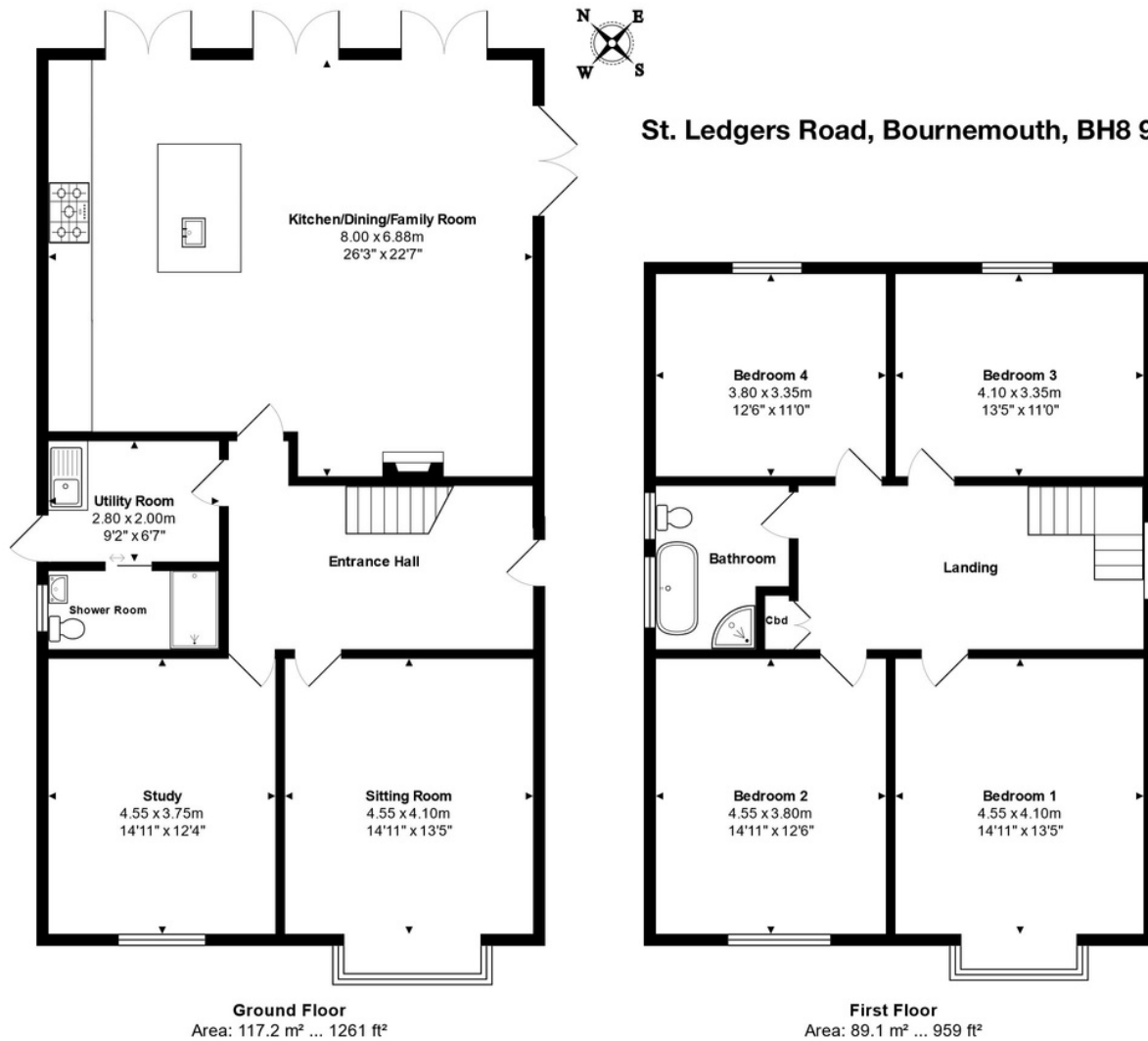
We love the main reception room at the front, set up as a charming, quiet lounge, and we can see this being an adult-only retreat for unwinding after long days at the beach, on the golf course or at work.



Entertainers, Assemble.

The kitchen is gorgeous and is in great condition, with shaker cabinetry, space for a range cooker (gas), plumbing for a full size dishwasher, an American style fridge freezer and plenty of worktop space. Chefs can socialise with guests and the kids whilst whipping up their speciality, and enjoy views into the rear garden through three sets of large patio doors.

The rear garden is proportional in size, laid to a patio and lawn, with the star attraction being a large covered seating area with an open fire- perfect for dinner and drinks late into the evening with good company. There's plenty of space for kids to entertain themselves whilst the BBQ is in full swing. Secure, gated side access leads to the front driveway (laid to shingle), which is ample for several vehicles.



All measurements are approximate and rounded to nearest 10mm .5 inch and are for display purposes only. Garages, conservatories, sun rooms, etc. are not included in total floor areas.

Council Tax Band: E

Tenure: Freehold

EPC Rating: D

Interactive 3D Virtual Tour Live (remote viewings possible)

Viewings: Strictly by appointment only though Lloyd Young Homes

Agent Notes: We're already on the guest list for welcome party drinks by the fire, thanks!

We believe these details to be correct but this cannot be guaranteed. They do not form part of a contract and nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Buyers must satisfy themselves on such matters prior to purchase.