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THROOPSIDE AVENUE  
BOURNEMOUTH, BH9 3NR







# GUIDE PRICE £685,000

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- DETACHED PROPERTY IN SECLUDED LOCATION
- 4 BEDROOMS
- EXTENSIVELY REMODELLED AND STYLISHLY PRESENTED THROUGHOUT
- SUPERB KITCHEN/DINING ROOM WITH VAULTED CEILING
- 3 RECEPTION ROOMS AND A STUDY
- SEPARATE UTILITY ROOM
- FAMILY BATHROOM AND MASTER ENSUITE
- AMPLE OFF ROAD PARKING
- SOUTHERLY FACING REAR GARDEN
- RIVER WALKS NEARBY

Located in a secluded and well regarded residential area, close to beautiful river walks yet within easy reach of transport links and reputable schools, this four double bedroom family home has been extensively remodelled and stylishly refurbished throughout creating spacious and versatile family living.

The four double bedrooms are arranged over the first and second floors – the master with the benefit of a stylishly appointed ensuite shower room and the modern family bathroom serving the remaining three bedrooms.

The ground floor offers exceptionally spacious and thoughtfully planned living space including a superb dual aspect kitchen/dining room with vaulted ceiling and electrically operated roof lights and sliding doors opening to the rear garden and extensive paved sun terrace. There is open access to a sitting room and adjoining, well proportioned living room, overlooking the garden through sliding glazed doors. With a front outlook, there is an additional reception room and a separate study as well as a utility room and ground floor cloakroom off the entrance



hallway. Engineered oak flooring is laid extensively throughout the ground floor.

Outside there is ample off road parking to the front of the property, whilst the rear, south facing garden offers privacy and seclusion, with neatly maintained lawn and well stocked and established planted borders.

#### Additional Information

Energy Performance Rating: C

Council Tax Band: E

Tenure: Freehold

Flood Risk: Low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: Yes

Permitted Development: There are conservation restrictions, and you should refer to BCP/LA

Listed building: No

Tree Preservation Order: No

Parking: Garage & street parking permit not required

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

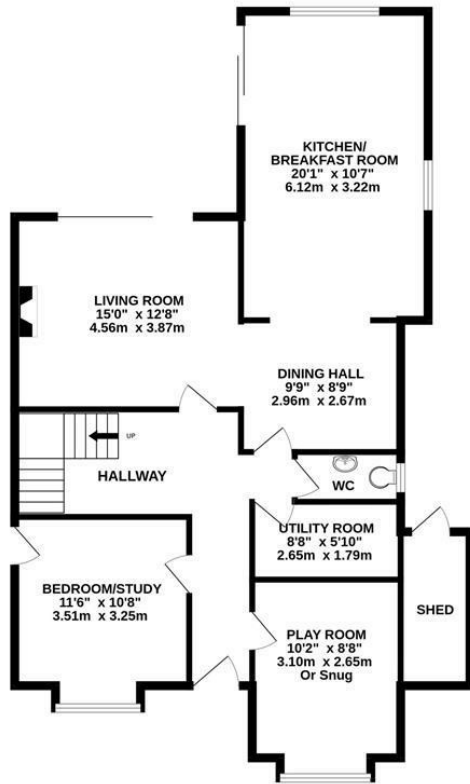
Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website

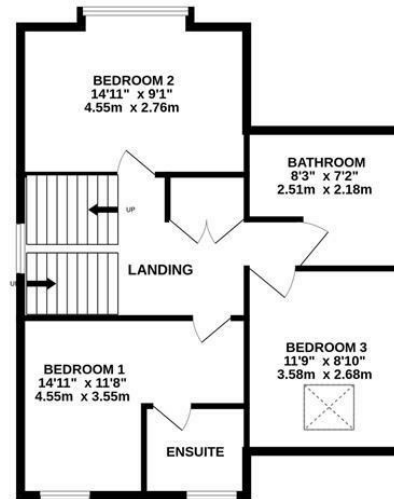




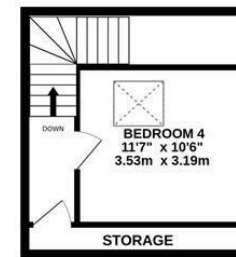
GROUND FLOOR  
973 sq.ft. (90.4 sq.m.) approx.



1ST FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



2ND FLOOR  
178 sq.ft. (16.5 sq.m.) approx.



TOTAL FLOOR AREA : 1718 sq.ft. (159.6 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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