



Connells

Saxonbury Road
Bournemouth



Property Description

Located within 100m of Iford Playing Fields and the picturesque River Stour, this beautifully presented three double bedroom semi-detached house offers the perfect blend of comfort and modern living. As you step inside, you are welcomed by a spacious entrance that leads seamlessly into two inviting reception rooms. The highlight of the home is the stunning open plan kitchen/breakfast room, designed to be the heart of the house. With its elegant French doors that open out to a low-maintenance, private rear garden, it creates an ideal setting for both relaxation and entertaining.

This immaculate property boasts three well-proportioned bedrooms, providing ample space for family and guests. Convenience is key, with three contemporary en-suites and a downstairs WC, making morning routines hassle-free! The thoughtful design extends to a separate utility room / workshop that adds functionality to everyday living. Overall, this charming semi-detached home is a rare find that combines style, practicality, and a wonderful location, perfect for those seeking a vibrant community and tranquil surroundings.

Approach

The block paved driveway provides off road parking for two - three vehicles. Double glazed front door opens into the;

Entrance Hall

Luxury vinyl tiling flows throughout the ground floor with solid wood staircase and glass balustrade leading to the first and second floor accommodation.

Door to;

Cloakroom

Low level WC. Hand wash basin.

Sitting Room

14' 3" into bay x 9' 3" (4.34m into bay x 2.82m)

Double glazed bay window to the front aspect. Log burner. Radiator.

Kitchen / Breakfast Room

14' 7" max x 14' 6" max (4.45m max x 4.42m max)

Double glazed window to the rear aspect. Kitchen fitted with a range of matching wall and base units with marble composite worktops over. Two built in Neff ovens, Neff 5 ring induction hob with stainless steel extractor hood over and an integrated Meile dishwasher. There is also a large range of larder storage cupboards. 1 1/2 bowl sink and drainer unit.

Conservatory

11' 5" x 10' 7" (3.48m x 3.23m)

Double glazed and UPVC construction, the conservatory overlooks the rear garden and benefits from underfloor heating.

First Floor Landing

Double glazed window to side aspect. Large airing cupboard. Doors leading to the bedrooms. Stairs leading to the second floor landing.

Bedroom Two

14' 7" x 9' 9" (4.45m x 2.97m)

Double glazed window to rear aspect. Radiator. Door leading to:

En Suite

Suite comprising corner shower, wash hand basin with vanity unit below and low level WC. Chrome towel rail.

Bedroom Three

12' 2" max x 10' 4" (3.71m max x 3.15m)

Double glazed window to front aspect. Radiator. Door to;

En-Suite

Obscure window to front aspect. Suite comprising corner shower and hand basin with vanity unit below. Extractor fan.

Principle Bedroom

14' 6" x 11' 8" (4.42m x 3.56m)

Double glazed window to rear aspect. Vertical radiator. Doors leading through to the en-suite and dressing room.

En-Suite

Window to the front aspect with views towards Iford Playing Fields. Four piece suite comprising panelled bath, large wash hand basin, large walk-in shower and low level WC.

Rear Garden

Outside, the south facing rear garden has a resin bound patio abutting the property with the remainder being laid to artificial lawn.

Integral Garage

22' 3" x 7' (6.78m x 2.13m)

Wall hung gas central heating boiler. Utility room providing ample storage space and space for white goods.





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Tenure: Freehold



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