



Connells

College Road
Bournemouth



Property Description

Connells of Southbourne present a character Four-bedroom Detached House situated in one of Southbourne's premier residential roads. This extensive home comprises of three reception rooms, four double bedrooms with En-Suites to the principal bedrooms, a generously sized kitchen and spacious bathroom. A particular feature of this impressive home is the wrap round garden which is mainly laid to lawn which is further complemented with stocked flower borders which are planted with a variety of mature plants and shrubs, to the side of the property is a large south facing private patio area with the additional benefit of a large wooden constructed summer house with power and light connected. There is also a large, detached garage/workshop to the side of the property which also provides off road parking. This superb house is located within easy level walking distance of both the stunning cliff top and award-winning beaches and the dynamic Southbourne Grove with its fantastic collection of Boutiques, shops and eateries. This substantial detached home offers a quintessential coastal setting and offers the potential to create abiding home.

Entrance Hall

Single glazed window to front aspect. Stairs leading to the first floor landing.

Cloakroom

Pedestal wash hand basin and WC. Tiled flooring. Obscure double glazed window to side aspect. Radiator.

Sitting Room

19' 9" into bay x 15' max (6.02m into bay x 4.57m max)

Front aspect double glazed bay window and further double glazed window to the side aspect. Feature stone fireplace and hearth. TV point. Two radiators.

Dining Room

16' max x 13' (4.88m max x 3.96m)

Front and side aspect double glazed windows. Feature stone fireplace. Radiator.

Breakfast Room

12' x 9' (3.66m x 2.74m)

Side aspect double glazed window. Built in storage cupboards. Radiator.

Kitchen

14' x 8' (4.27m x 2.44m)

Fitted kitchen comprising a range of base and wall mounted storage cupboards, inset stainless steel 1.5 bowl sink and draining board, 4 burner gas hob with extractor hood over, built in eye level double oven, space and plumbing for washing machine, space for fridge freezer. Wall mounted gas boiler. Part tiled walls. Rear and side aspect double glazed window. Door to side.

First Floor Landing

Stairs from ground floor with half return. Built in airing cupboard.

Bedroom One

19' max x 10' (5.79m max x 3.05m)

Front aspect double glazed window to front aspect. Range of wardrobes. Radiator.

Bedroom Two

17' MAX x 12' (5.18m MAX x 3.66m)

Front aspect double glazed bay window. Range of fitted wardrobes. Radiator.

En Suite

Suite comprising enclosed shower cubicle, WC and wall mounted wash hand basin. Wall mounted ladder style heated radiator. Side aspect obscure double glazed window.

Bedroom Three

Rear aspect double glazed window. Corner sink unit. Built in storage cupboard.

Bedroom Four

Front aspect double glazed window. Corner sink unit. A range of fitted wardrobes. Radiator.

Bathroom

Suite comprising deep corner bath with shower over, enclosed shower cubicle, pedestal wash hand basin and bidet. Built in medicine cabinet. Side aspect obscure double glazed window.

Garden

The garden is enclosed on all sides and laid mainly to lawn with borders stocked with mature plants and shrubs. Decorative pathway extends around the pergola. Wooden constructed summerhouse with power and light connected.

Garage

Detached garage with up and over door, power and light. Windows to rear and side aspects.

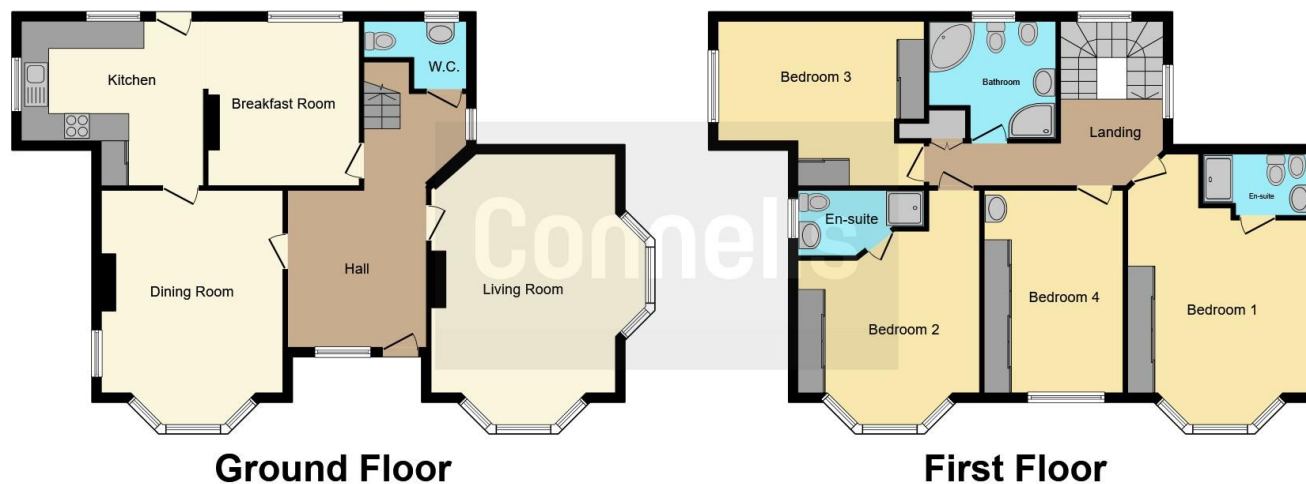
Agents Notes;

Council Tax Band: F









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01202 861 677
E ferndown@connells.co.uk

37 Victoria Road
 FERNDOWN BH22 9HT

EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/SBN306418



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBN306418 - 0003