



Connells

Boscombe Grove Road
Bournemouth



Property Description

Connells are pleased to offer this well presented three bedroom detached home, offering a seamless blend of modern living and fantastic convenience, ideally situated just over 500 meters from Kings Park. Carefully updated throughout, this property boasts well-proportioned accommodation perfect for families or those seeking something close to amenities.

Step inside to a spacious, open hallway, where an impressive tiled feature wall creates a striking first impression and guides you to the first floor. The ground floor has two generous reception rooms, providing versatile living spaces and create a wonderful space for both relaxation and entertaining. The dining area leads into the modern kitchen/breakfast room, equipped with integrated appliances. Double doors from the kitchen open directly onto the garden, perfect for outdoor dining.

On the first floor, there are three immaculate double bedrooms and a contemporary family bathroom. Outside, the low maintenance rear garden is mainly laid to level lawn, providing a private oasis. A patio area adjoining the house offers an ideal spot for al-fresco dining and entertaining, complemented by an additional useful patio to the side, perfect for diverse outdoor activities. To the front, a driveway provides convenient off-road parking for one vehicle.

This delightful home combines modern interiors with a fantastic location, making it an

exceptional opportunity. Early viewing is highly recommended.

Approach

At the front, a driveway provides parking for one vehicle. Front door opens into the;

Entrance Hall

Archway leading through to the sitting room. Stairs to the first floor landing. Laminate flooring throughout the ground floor.

Sitting Room

15' 3" x 10' 1" (4.65m x 3.07m)

Double glazed bay window to the front. Radiator. Electric fireplace.

Dining Room

14' 2" x 13' 4" max (4.32m x 4.06m max)

Obscure window to the side. Understairs storage.

Kitchen

17' 9" x 9' 7" (5.41m x 2.92m)

Double glazed doors to the rear garden. Fitted with a range of matching high gloss wall and base units with laminate worktops over. Stainless steel sink and drainer unit. Inset induction hob with stainless steel cooker hood over. Eye level double oven and microwave. Space for a breakfast table.

Cloakroom

Obscure window to the side. Low level WC. Wash hand basin. Wall hung gas central heating boiler. Fully tiled walls and floor.

First Floor Landing

Access to loft via loft hatch. Built in wardrobes. Doors to all rooms.

Bedroom One

13' 4" x 13' (4.06m x 3.96m)

Measurements + bay window.

Double glazed bay window to the front. Radiator. TV point. Laminate flooring.

Bedroom Two

13' 4" x 8' 2" (4.06m x 2.49m)

Double glazed window to the rear. Radiator.

Bedroom Three

14' 1" max x 9' 8" max (4.29m max x 2.95m max)

Double glazed window to the rear. Radiator.

Bathroom

Obscure window to the side. Three piece suite comprising panel enclosed bath with chrome shower attachment over. Low level WC. Wash hand basin with vanity unit. Chrome towel radiator. Fully tiled walls and floor.

Rear Garden

Outside, the low-maintenance rear garden is mainly laid to level lawn, providing a private oasis. A patio area adjoining the house offers an ideal spot for al-fresco dining and entertaining, complemented by an additional useful patio to the side.

Agents Notes;

Council Tax Band - BCP Band B









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: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SBN306338



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: SBN306338 - 0003