

Property details **approval form**

4 Kingswell Road, Bournemouth, Dorset, England, BH10 5DH

Date: 30 July 2025

Property Ref and Version: WIN307231 - 0014

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in excess of £450,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > Detached Three Bedroom House
- > 17' Conservatory
- > Open Plan Lounge Diner
- > En Suite to Master Bedroom
- > Off Road Parking
- > Garage
- > Rear Garden
- > Must Be Viewed!

○ Short Description

Spacious THREE BEDROOM DETACHED HOUSE with open-plan lounge/diner, large CONSERVATORY, UTILITY ROOM and EN SUITE to master bedroom. Outside there is OFF ROAD PARKING, detached GARAGE and a generous REAR GARDEN making this property ideal for families. Don't miss out-view today!

○ Long Description

This stunning detached property is the perfect blend of space, comfort and modern living. The open-plan lounge and dining area creates a bright and airy space, ideal for relaxing or entertaining and flows seamlessly into a spacious conservatory offering additional living space with views of the garden. The property boasts three genuine double bedrooms, including a generous master with a private en-suite, ensuring comfort and privacy. A utility room is conveniently located off the kitchen, providing added practicality for daily life.

Outside, the home impresses with a large detached garage, ample off-road parking for multiple vehicles and a beautifully sized rear garden, perfect for entertaining, gardening or family activities. Situated in a sought-after location, this property offers everything you need for modern family living. Don't miss out-book your viewing today!

○ Directions

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○ Agents Note

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○ Room Description

Entrance Porch

Tiled. Door leading through to:

Entrance Hallway

Hard wood flooring. Radiator.

Lounge

24' 8" into bay x 13' 3" (7.52m into bay x 4.04m)

Front aspect double glazed windows with shutters and side aspect double glazed window. Engineered solid oak flooring. Two radiators.

Conservatory

17' 7" x 17' 6" (5.36m x 5.33m)

Tiled underfloor heating.

Kitchen

14' 11" x 9' 11" (4.55m x 3.02m)

Fitted kitchen comprising range of wall and base units with work surfaces over, stainless steel sink unit, built in oven, fridge freezer and dishwasher. Underfloor heating.

Utility Room

7' 4" x 11' 3" (2.24m x 3.43m)

Wall and base units. Wall mounted boiler. Side aspect UPVC door.

Ground Floor Shower Room

Suite comprising shower, wash hand basin and WC. Radiator.

Landing

5' 11" x 16' 3" (1.80m x 4.95m)

Radiator. Doors leading to the bedrooms and bathroom. Access into the loft.

Bedroom One

16' x 15' (4.88m x 4.57m)

Two rear aspect double glazed windows. Built in wardrobes providing hanging and storage space. Two radiators.

En Suite

Suite comprising corner shower, wash hand basin with vanity unit, bidet and WC.

Heated towel rail. Side aspect double glazed window.

Bedroom Two

11' 2" x 12' 4" (3.40m x 3.76m)

Built in wardrobes providing hanging and storage space. Side aspect double glazed window with shutters. Radiator.

Bedroom Three

11' 5" x 12' (3.48m x 3.66m)

Front aspect double glazed window. Radiator.

Bathroom

Suite comprising walk-in shower, wash hand basin with vanity unit and WC.. Radiator.

Rear Garden

The rear garden is enclosed with a large patio area and lawn area.

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Garage

Bi-fold doors lead to the rear garden. Storage area. Side aspect double glazed window. Lighting.

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○ Room Description

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○ Property Images



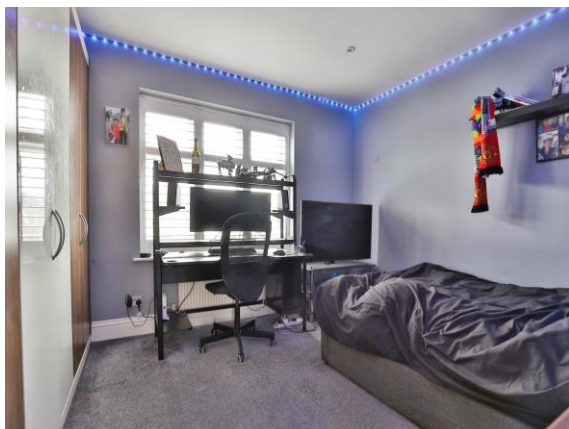
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○ Floor Plan



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

○ Approval

Signature		Date
Thomas Reid		
Mr R.M. Richley		