



**Connells**

Fernbrake Branksome Wood Road  
BOURNEMOUTH



# Fernbrake Branksome Wood Road BOURNEMOUTH BH2 6BT

for sale  
**£485,000**



## Property Description

Charming two bedroom converted Coach House with modern elegance nestled in a peaceful and sought after location. This beautifully converted townhouse seamlessly blends period charm with contemporary design. Boasting two spacious double bedrooms this unique townhouse offers high ceilings throughout, creating an airy and light filled living environment.

The heart of the home is a striking bronze-finished kitchen, complete with built-in appliances, sleek cabinetry and ample Quartz counter space, perfect for both entertaining and everyday living. The adjoining living and dining areas are thoughtfully designed to maximize comfort and functionality.

Outside, the property benefits from a private rear garden, an ideal space for relaxation or al fresco dining. Practical features include off-road parking and a garage, ensuring convenience and peace of mind.

With its distinctive character, modern finishes, and well-connected location, this exceptional home offers the perfect balance of style and practicality. Don't miss the chance to make this one-of-a-kind property yours.

## Entrance Hallway / Dining Area

L shaped. Via front aspect double glazed door. Storage cupboard. Stairs leading to the first floor landing. Cast iron engraved radiator. The vendors currently also use this space as a dining area.

## Cloakroom

WC and wash hand basin. Double glazed window. Laminate flooring.

## Lounge

19' 4" into bay x 16' 11" ( 5.89m into bay x 5.16m )

Rear aspect double glazed floor to ceiling bay windows with double glazed doors leading out to the rear garden. Feature fireplace with log burner. Amtico laminate flooring.

## Kitchen

18' 8" x 7' 9" ( 5.69m x 2.36m )

Fitted kitchen comprising Quartz worktops, bronze wall and base units, large built into counter sink, full length fridge and freezer, Induction hob, electric double oven, built in dishwasher and AEG washing machine. Front and side aspect double glazed windows with built in blinds.

## Landing

Loft hatch access.

## Bedroom One

19' x 15' 10" ( 5.79m x 4.83m )

Double glazed original framed windows with views over the garden. Built in shutters in window bay. Range of built in wardrobes providing hanging and storage space. Amtico flooring.

## Bedroom Two

11' 9" x 7' 9" ( 3.58m x 2.36m )

Double glazed windows. Amtico flooring.



## Bathroom

Suite comprising standing bath on gold feet, separate shower cubicle, wash hand basin and WC. Frosted single glazed window. Storage space currently housing a tumble dryer. Small hatch to access the boiler flue.

## Outside Front

Private lane up to the front of the property.

## Outside Rear

Enclosed garden laid to lawn with patio area. Small shed.

## Garage

Sliding automatic door with power.







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](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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