



Not for marketing purposes INTERNAL USE ONLY

Ashley Road
Bournemouth

Ashley Road Bournemouth BH1 4NJ

for sale offers in the region of
£550,000



Property Description

This modern three-bedroom detached home offers a practical layout, attractive outdoor space, off-road parking, and the added benefit of a fully self-contained annexe in the garden. It's ideal for families, multi-generational living, or anyone looking for extra space for guests or rental income.

The main house features an open-plan kitchen, dining, and living area, designed for modern living. Bi-fold doors at the rear open directly onto the garden, filling the space with natural light and creating an easy flow for indoor-outdoor living. Upstairs, there are three good-sized bedrooms and two bathrooms, providing comfort and flexibility for everyday life.

The annexe is fully independent, with its own open-plan kitchen and living area, a double bedroom, and a bathroom. Whether used for extended family, visitors, or as a private rental, it offers comfortable and practical accommodation.

The garden is laid mainly to turf for easy upkeep and includes a pergola for shaded outdoor seating or dining.

Combining a modern finish with flexible living options, this property provides comfort, practicality, and the potential to adapt to changing needs over time.

Entrance Hall

Custom fitted with combi boiler cupboard, understairs storage, tiled flooring, panning with a mains board and side aspect double glazing.

Cloakroom

Side aspect double glazing with a WC, tiled floor & wash hand basin.

Lounge

12' 4" x 11' 4" (3.76m x 3.45m)

2x front aspect double glazing with feature fireplace and radiator,

Dining Room

12' 3" x 11' 4" (3.73m x 3.45m)

Chimney breast, tiled flooring, radiator on wall, stained glass plus panelling on wall.

Kitchen/Diner

17' 5" x 10' 9" (5.31m x 3.28m)

Includes intergrated white goods, instruction hob, extractor fan over island, corner pantry, wine fridge, tiled flooring, cream wall & base units plus byfold doors to rear.

Landing

2 radiators plus access to the loft and side aspect double glazing.

Bedroom 1

12' 1" x 11' 1" (3.68m x 3.38m)

Rear aspect double glazed windows with radiator and built in wardrobes.

Bedroom 2

12' 5" x 11' 5" (3.78m x 3.48m)

Panelling, side aspect double glazed windows and built in storage cupboard

Bedroom 3

11' 5" x 12' 4" (3.48m x 3.76m)

Front aspect double glazed windows with radiator and built in wadrobes.

Bathroom

2 side aspect double glazing, bath with shower over, tiled around WC, WHB plus heated towel rack and laminate flooring

En Suite

5' 7" x 4' 6" (1.70m x 1.37m)

Ensuite to bedroom 3 with front aspect double glazing, radiator on wall, laminate fooring amd corner walk in shower,

Annexe Living

13' 8" x 20' 8" (4.17m x 6.30m)

Rear aspect double glazing with hard wood flooring, white walls and base units. Wall mounted combi oven, induction hob, white goods plus 2x radiators.

Annexe Bedroom

12' 8" x 12' 2" (3.86m x 3.71m)

Front aspect double glazing window with radiator and hard laminate flooring.

Annexe Bathroom

8' 2" x 12' 2" (2.49m x 3.71m)

Velux window, walk in shower, WC, WHB, vinyl flooring, base units plus washing machine and 2x heated towel racks.

Rear Garden

Left hand side access, block paved & astro truf, decking and pergola. Outside cooking area plus 2x sheds and bin storage.

Parking

Dropped kerb, space for 1 car in driveway.









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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold



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