



**Connells**

Isabella Street  
Bearwood Bournemouth



# Isabella Street Bearwood Bournemouth BH11 9FS

for sale offers in excess of  
**£350,000**



## Property Description

Nestled in the heart of Bearwood, this beautifully presented, newly built three-bedroom mid-terrace home offers the perfect blend of contemporary design, comfort, and practicality.

Thoughtfully laid out over three floors, the property provides spacious living areas, modern finishes, and a private rear garden with secure parking access - ideal for modern family life or professional living.

Upon entering, you are greeted by a welcoming hallway leading to a bright and spacious lounge,

The modern fitted kitchen boasts high-quality fixtures, ample storage, and generous workspace.

A convenient downstairs WC completes the ground floor accommodation.

The first floor features two generous double bedrooms, each offering plenty of natural light and flexible space for bedroom furniture or a home office setup. A contemporary family bathroom serves this floor, finished to a high standard with modern fittings and tasteful decor.

Occupying the entire top floor, the impressive master bedroom suite provides a peaceful retreat, complete with a stylish en suite shower room.

This spacious room easily accommodates a king-size bed and additional furnishings, offering comfort and privacy.

To the rear, the property benefits from an enclosed private garden with both lawn and patio areas - ideal for outdoor dining, entertaining, or simply relaxing.

A gated rear access leads directly to allocated parking spaces, providing both convenience and security.

## Entrance Hall

Wood laminated flooring with radiator, door to kitchen, lounge and WC and stairs to first floor.

## Wc

Low level WC, hand wash basin with mixer waterfall tap, tiled splashback and radiator.

## Lounge

15' x 13' 2" ( 4.57m x 4.01m )

Double glazed rear aspect windows and double doors to rear garden, wood effect laminated flooring, TV and telephone point, understairs storage cupboard and 2 radiators.

## Kitchen

12' 7" x 5' 9" ( 3.84m x 1.75m )

Double glazed front aspect window, range of wall and base units with 4 ring gas hob with extractor fan and hood over and oven below, stainless steel 1 1/2 sink with drainer and mixer tap, space for dishwasher, washing machine and fridge freezer.

## Bedroom 2

13' 4" x 11' 1" ( 4.06m x 3.38m )

Carpeted with double glazed front aspect window and radiator.

### Bedroom 3

13' 2" x 9' 5" ( 4.01m x 2.87m )

Carpeted with double glazed rear aspect window and radiator.

### Bathroom

Tiled flooring and part tiled walls, low level WC, hand wash basin with mixer tap, panel bath and radiator.

### Bedroom 1

28' 2" x 13' 3" ( 8.59m x 4.04m )

Carpeted with double glazed front aspect window and Velux rear aspect window, built in storage cupboard, radiator, TV point and loft hatch to roof space.

### En Suite

Tiled flooring, Velux front aspect window, low level WC, hand wash basin with mixer tap and tiled splashback, fully tiled shower cubical with glass sliding door and radiator.

### Outside

#### Front Garden

Path to front door with boarder featuring mature flowers and bush and stoned area.

#### Rear Garden

Enclosed rear garden mainly laid to lawn and part patio with path to the rear garden gate which leads to 2 parking spaces.



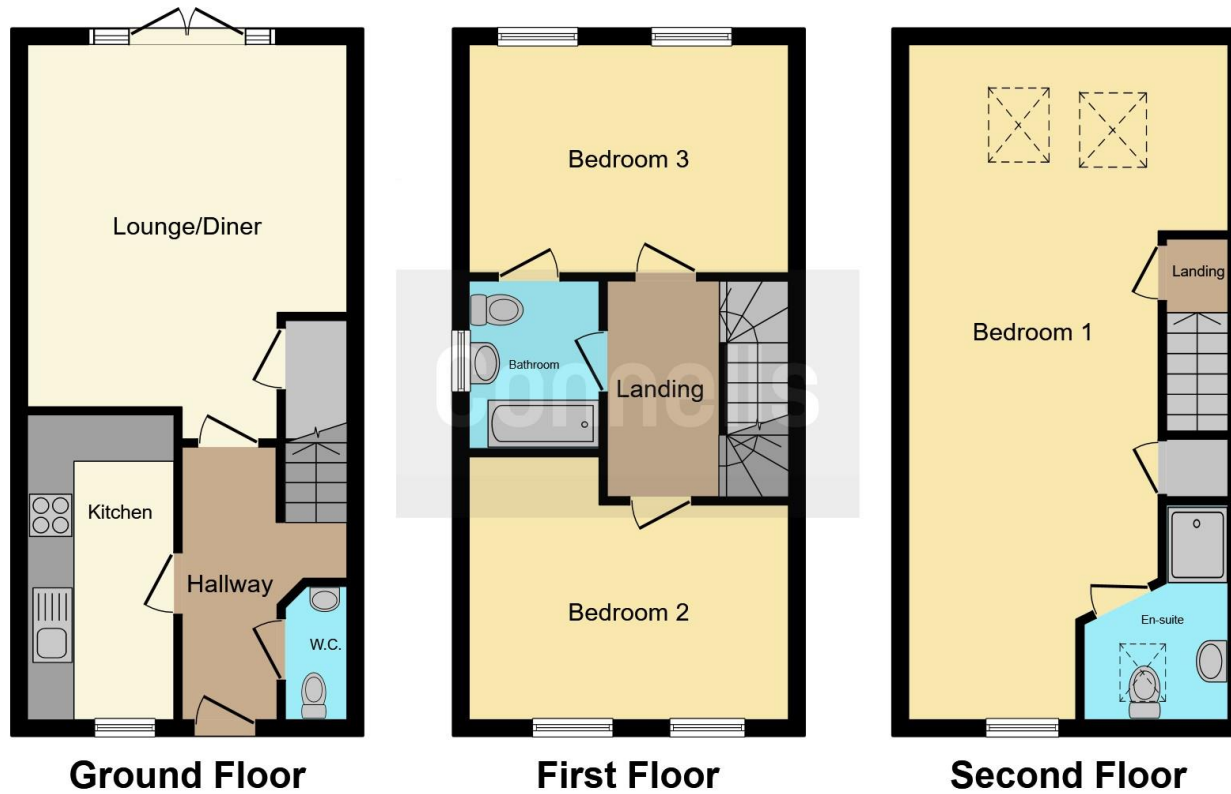












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: B    Council Tax  
 Band: D

Tenure: Freehold

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