



**Connells**

Philippa Court  
Bearwood Bournemouth



## Property Description

This stunning newly built three-bedroom semi-detached townhouse in a cul-de-sac location offers modern living across three spacious floors, ideal for families or professionals seeking comfort, style, and convenience.

The ground floor features a welcoming entrance hallway, a bright and spacious lounge with double doors opening out to the enclosed rear garden, perfect for entertaining or relaxing.

The modern fitted kitchen provides ample storage and workspace, and there is also a convenient downstairs WC.

On the first floor, there are two generous double bedrooms, one benefiting from built-in wardrobes, along with a stylish family bathroom.

The entire top floor is dedicated to a luxurious master bedroom suite, featuring built-in wardrobes and a private en suite shower room, offering an ideal retreat.

Outside the property is set back from the road and offers hedging to sound proof the house, it also boasts an enclosed rear garden with a garden shed and side gate access leading to driveway parking spaces.

Located in a desirable new development, this home combines contemporary design with practical living spaces throughout. Early viewing is highly recommended to fully appreciate all that this beautiful property has to offer.

Wooden effect Amtico flooring with radiator and door to kitchen, lounge, WC and stairs to first floor.

## Wc

Wooden effect Amtico flooring, front aspect obscured double glazed window, hand wash basin, low level WC and radiator.

## Lounge

15' 2" x 13' 2" MAX ( 4.62m x 4.01m MAX )

Wooden effect Amtico flooring, side aspect double glazed window and rear aspect double doors to rear garden, understairs storage cupboard, TV and telephone point and radiator.

## Kitchen

12' 8" x 6' 1" ( 3.86m x 1.85m )

Wooden effect Amtico flooring, front aspect double glazed window, range of wall and base units with silestone quartz worktop, 4 ring electric hob with extractor fan and hood over, oven below, 1 1/2 sink with drainer, integrated washing machine and fridge/freezer and radiator.

## Entrance Hall

## Landing

Carpeted with doors to all rooms and stairs to second floor.

## Bedroom 2

11' 3" x 9' 6" ( 3.43m x 2.90m )

Carpeted with rear aspect double glazed window, built in wardrobes and radiator.

## Bedroom 3

13' 2" x 11' 1" ( 4.01m x 3.38m )

Carpeted with front aspect double glazed window and radiator.

## Bedroom 1

28' 3" x 8' 9" ( 8.61m x 2.67m )

Carpeted with front and rear aspect double glazed window, built in wardrobes, storage cupboard, radiator and door to en suite.

## En Suite

Tiled floor and part tiled walls, low level WC, hand wash basin with mixer waterfall tap, shower cubical with glass shower door, radiator and rear aspect skylight window.

## Bathroom

Tiled floor and fully tiled walls, low level WC, hand wash basin with mixer waterfall tap, panel bath with shower over and glass shower door and radiator.

## Rear Garden

Enclosed rear garden, part patio and part laid to lawn with a shed and gated side access.

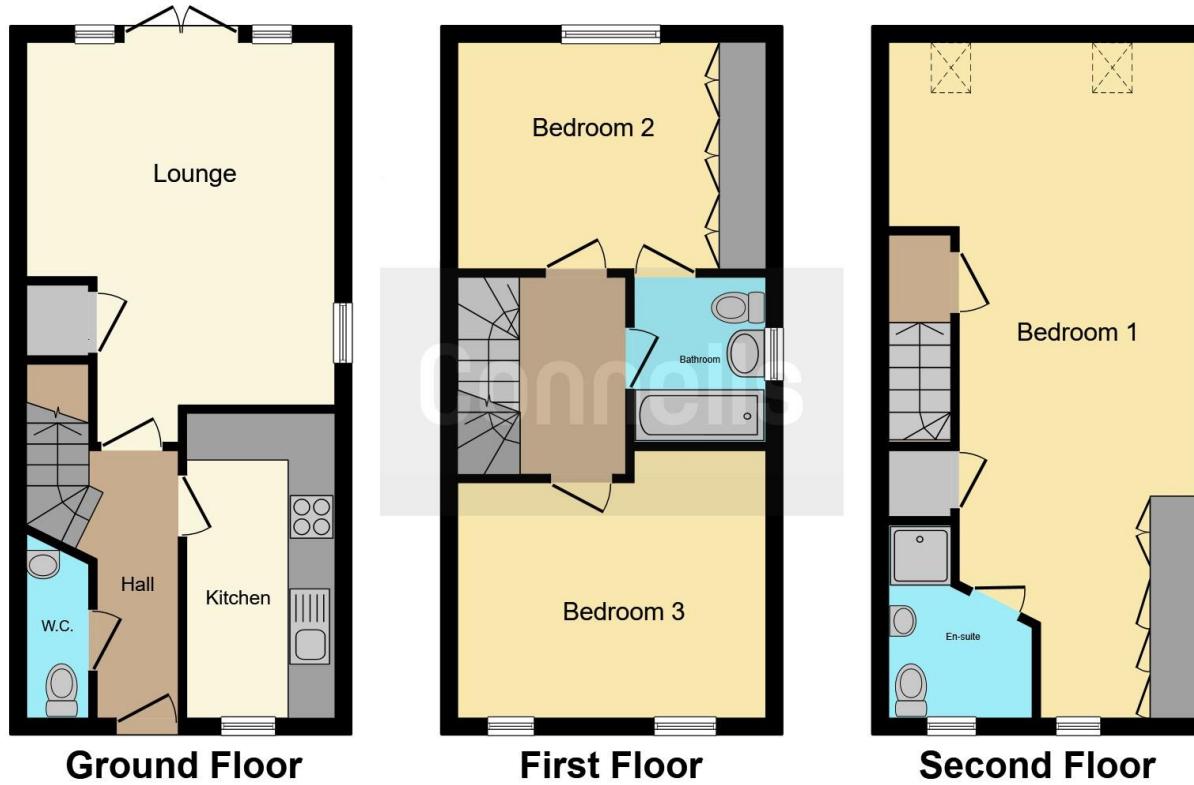
## Front Garden

Grass boarder with parking to the side of the house and gated side access to rear garden.









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EPC Rating: B    Council Tax  
 Band: D

Tenure: Freehold

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