



Estate Agents



Auctioneers

Lascelles Road, Boscombe East, Bournemouth, Dorset, BH7 6NF

Guide Price £575,000 – Freehold

**Detached Four-Bedroom House | Hallway | Lounge | Dining Room | Kitchen | Family Bathroom | En-Suite
Stunning Loft Conversion | Private Rear Garden | Driveway | Gas Central Heating | Vendor Suited
Close To Shops | Excellent Transport Links | Short Walk To Pokesdown Station | Viewing Recommended**

A well-presented and generously proportioned four-bedroom detached family home, situated in the highly sought-after area of Boscombe East. Ideally positioned for excellent transport links via Pokesdown mainline railway station, the property is within easy reach of a wide selection of shops, well-regarded schools, cafés, restaurants, and local amenities. The vibrant Southbourne Grove, historic market town of Christchurch, and Bournemouth's award-winning Blue Flag sandy beaches are all just a short drive away, making this an exceptional location for families and commuters alike.

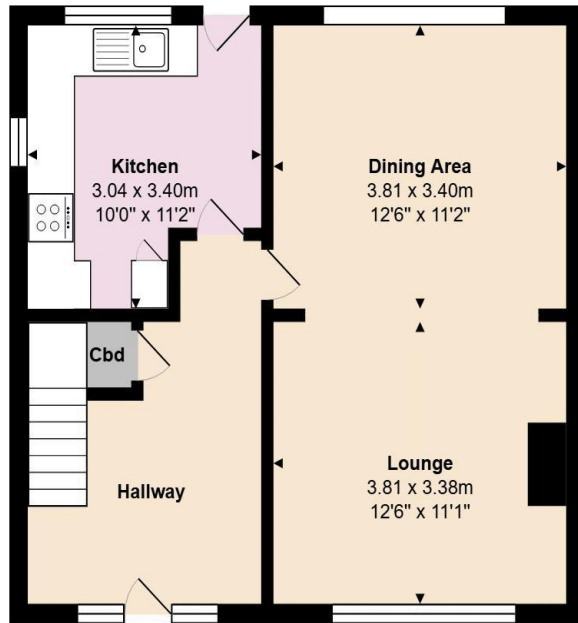
Upon entering the property, you are welcomed by a spacious entrance hallway with doors leading to all principal ground floor rooms. There is a useful understairs storage cupboard, which also houses the boiler. The bright and spacious open-plan lounge/diner provides the perfect setting for both entertaining guests and relaxing with family. The kitchen is fitted with a range of worktops incorporating a breakfast bar, ample storage cupboards, partly tiled walls, and dual-aspect windows overlooking the rear garden, creating a light and practical space. The first floor offers three well-proportioned bedrooms, two of which are generous doubles. The principal bedroom benefits from an en-suite shower room comprising a shower, WC, wash hand basin, extractor fan, and window for natural ventilation. The third bedroom is ideal as a child's bedroom, home office, or study. A family bathroom serves this floor and features a panelled bath with mixer tap, wash hand basin, and WC. There is also plumbing and space for both a washing machine and tumble dryer, helping to maximise storage within the kitchen. The second floor boasts a stunning loft conversion, completed in 2021, providing an impressive and versatile fourth bedroom measuring approximately 23' x 20'. This fantastic space enjoys far-reaching views stretching towards the Isle of Wight and offers excellent potential for a luxurious principal suite. Plumbing has already been installed should a future owner wish to add an en-suite bathroom. Further benefits include gas central heating.

Outside The private rear garden has been thoughtfully landscaped and features a high-quality raised composite decking area, a lawned garden, and a large timber storage shed, all enclosed by timber panel fencing. It provides an ideal space for outdoor dining, family gatherings, and summer entertaining. Double gates to the side provide convenient access. To the front, the property benefits from a paved driveway providing off-road parking, bordered by mature shrubs offering an attractive degree of privacy.

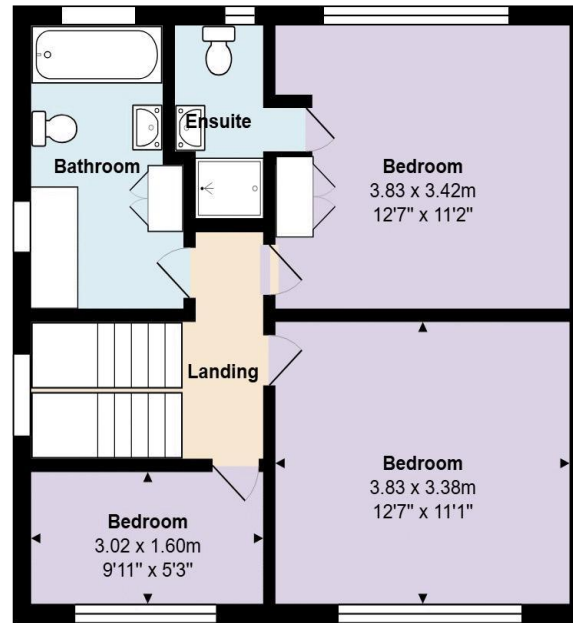
Tenure: Freehold
EPC Rating: 65 | D
Council Tax Band: E



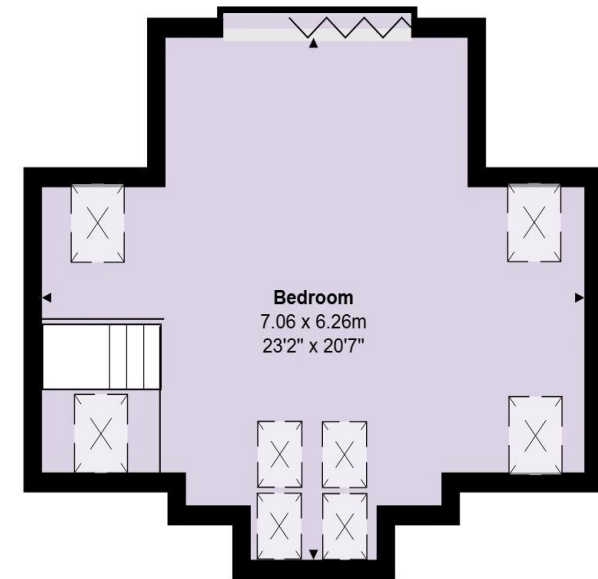




Ground Floor



First Floor



Second Floor



Total Area: 130.8 m² ... 1408 ft²

All measurements are approximate and for display purposes only

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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