



# HIVE

32 ROMNEY ROAD  
BOURNEMOUTH  
BH10 6JR



# HIVE

## *Agent's introduction*

Beautifully extended and remodelled detached family home featuring a stunning open-plan living space, landscaped south-west-facing garden, garden room, garage and ample parking.





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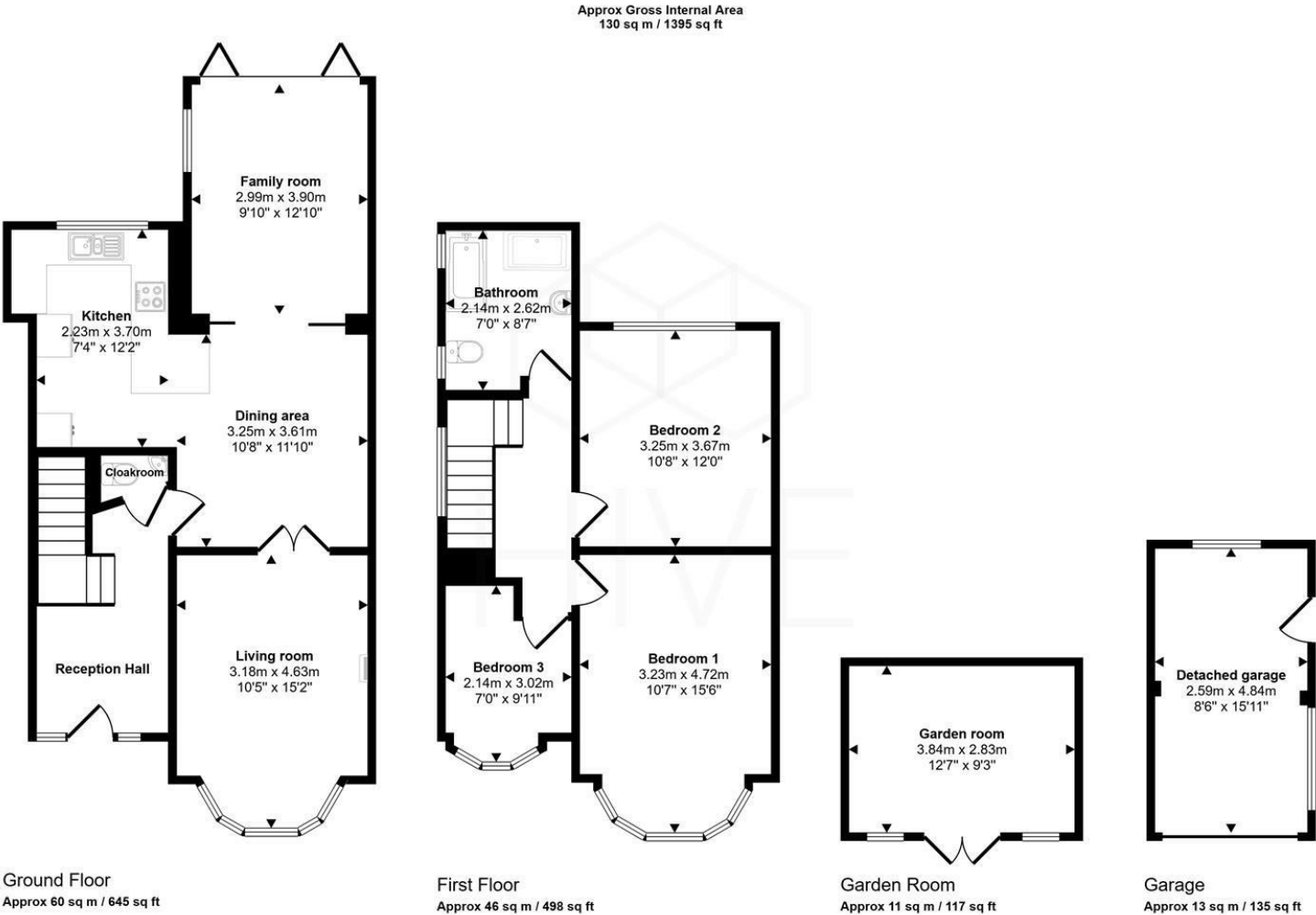
## *Property highlights*

- Desirable Northbourne location on a quiet residential road
- Beautifully remodelled and extended detached family home
- Stunning open-plan kitchen, dining and family room created in 2021
- Light-filled living space with lantern roof and full-width bi-fold doors
- Separate cosy living room with bay window and wood-burning stove
- Three well-proportioned bedrooms and a stylish contemporary bathroom
- South-west-facing landscaped rear garden perfect for entertaining
- Substantial garden room with adjoining covered outdoor seating area
- Extensive driveway parking plus oversized detached garage
- Walking distance to popular schools, parks, local amenities and countryside walks



Floor plan and EPC

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 70                      | 76        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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