



Estate Agents



Auctioneers

# Petersfield Road, Boscombe East, Bournemouth, Dorset, BH7 6QL

## Guide Price £625,000 – Freehold

**Three Bedroom Detached House | Storm Porch | Hallway | Living Room | Family Room | Sitting Room | Office  
Kitchen/Breakfast Room | Utility Room | Shower Room | Four Piece Bathroom Suite | Downstairs W.C | Driveway  
Spacious Rear Garden | Garden Room | Close To Local Shops | Easy Access To Award Winning Beaches  
Potential To Extend (STPP) | Viewing Highly Recommended**

A characterful and extended three-bedroom detached family home, ideally situated in the highly sought-after residential area of Boscombe East. Perfectly positioned for easy access to award-winning Blue Flag sandy beaches, the historic market town of Christchurch, and the vibrant amenities of both Tuckton and Southbourne Grove, offering an array of shops, cafés, bars, and restaurants. This spacious home is ideal for families due to its proximity to well-regarded schools, whilst also being conveniently located for JP Morgan and Bournemouth Hospital. Excellent transport links are nearby, including Pokesdown train station with direct services to London Waterloo. The property is approached via a storm porch leading into a welcoming entrance hallway with doors to all principal rooms.

To the front of the home, the bright and spacious living room features a beautiful bay window and charming brick feature fireplace, creating the perfect setting for cosy evenings. The generous rear reception room overlooks and opens onto the garden, providing an excellent space for entertaining and family living. The modern fitted kitchen truly forms the heart of the home, boasting a breakfast bar, integrated appliances including a dishwasher and fridge, extractor fan, water softener, waste disposer, ample worktop space, and plentiful storage. There is also ample space for a dining table and chairs, making it ideal for family meals and social occasions. Beyond the kitchen is a useful utility/shower room with plumbing for a washing machine, additional storage cupboards, and internal access to the garage. Further ground floor benefits include an understairs WC and a versatile office/additional reception room leading through to the kitchen. Upstairs, the property offers three well-proportioned bedrooms. Two are generous doubles featuring built-in wardrobes and attractive bay windows that flood the rooms with natural light. The third bedroom is ideal as a child's room, guest bedroom, or home office. The recently refurbished contemporary four-piece family bathroom comprises a walk-in shower with glass screen, smart Wi-Fi connected illuminated mirror, bathtub, WC, and wash basin, complemented by two windows providing natural light and ventilation. Additional benefits include gas central heating and double glazing throughout.

Externally, the spacious rear garden is mainly laid to lawn with a patio seating area, enjoying an open outlook over playing fields that creates a wonderful sense of space and privacy. A superb garden room with power and plumbing currently houses a hot tub with integrated Wi-Fi connected speakers, which the owners are happy to include within the sale if desired. To the front, a paved driveway provides ample off-road parking. Early viewing is highly recommended to fully appreciate the space, versatility, and superb location this wonderful family home has to offer.

Tenure: Freehold

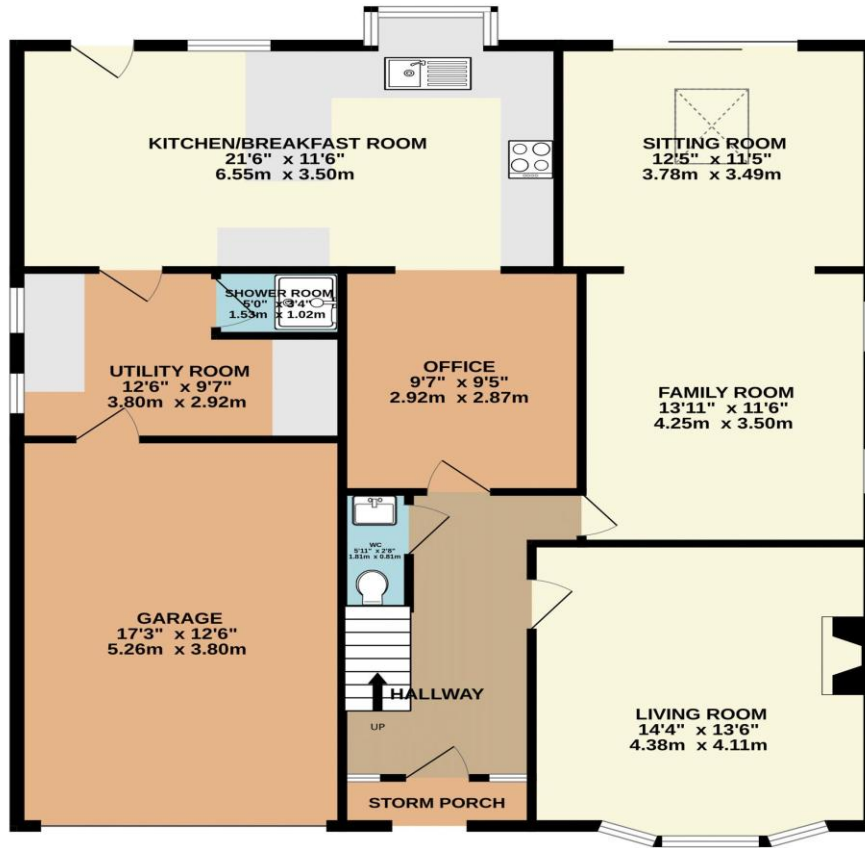
Council Tax Band: E

EPC Rating: 59 | D

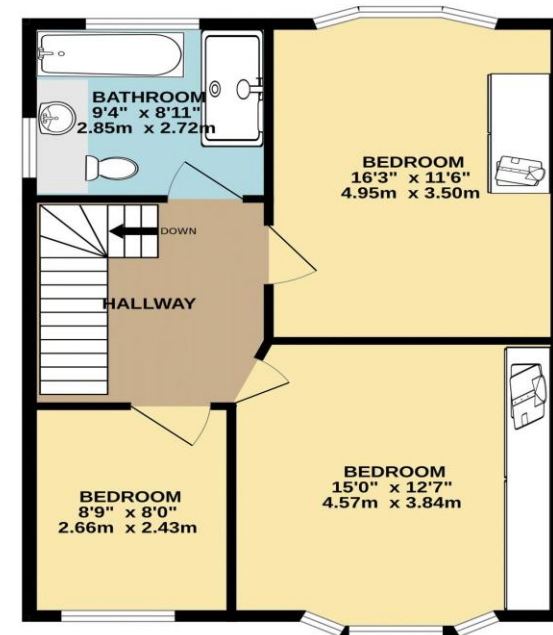




GROUND FLOOR  
1355 sq.ft. (125.9 sq.m.) approx.



1ST FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1996 sq.ft. (185.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Richard Godsell – Estate Agents – Auctioneers**

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at

**Southbourne • Christchurch • London**

www.richardgodsell.com

