



Estate Agents



Auctioneers

Petersfield Road, Boscombe East, Bournemouth, Dorset, BH7 6QN

Guide Price £560,000 – Freehold

**Detached Three-Bedroom House | Porch | Hallway | Cloak Room | Living Room | Dining Room | Conservatory
Kitchen\Breakfast Room | Utility Room | Family Bathroom | Separate W.C | Private Rear Garden | Garage | Driveway
Freehold | Close To Local Schools & Amenities | Viewing Highly Recommended**

A beautifully presented and substantially extended three-bedroom family home situated in a popular residential road in Boscombe East. The property offers generous and versatile accommodation, including three reception areas, an impressive open-plan kitchen/diner, utility room, conservatory, off-road parking, small garage and a good-sized rear garden backing directly onto school playing fields. The property is conveniently located for JP Morgan, Royal Bournemouth Hospital and Tesco superstore, with Christchurch and Southbourne Grove also nearby, offering a range of shops, services and regular bus links to Bournemouth.

The welcoming entrance hall leads to the principal reception rooms, kitchen/diner and ground-floor WC. The front-facing living room features a large UPVC bay window and gas fire, with a partial opening through to the dining room. Sliding French doors lead into the generous conservatory, which overlooks and provides access to the rear garden. The extended open-plan kitchen/diner provides an excellent family space, with a fitted kitchen, integrated appliances, garden outlook and French doors opening onto the garden. A separate utility room provides additional storage and space for appliances.

Upstairs are three bedrooms, a modern family bathroom and separate WC. The generous principal bedroom overlooks the adjoining school playing fields and offers space for a super-king-size bed. Bedroom two is a good-sized double with a large front-facing UPVC bay window, while bedroom three is a well-proportioned single. The modern bathroom includes a walk-in shower, panel-enclosed bath, wash hand basin and heated towel rail, with a separate WC completing the accommodation.

Outside, there is off-road parking and access to a small garage to the front. The rear garden is predominantly lawned, with a paved patio adjoining the house, providing an ideal space for outdoor dining and entertaining. The garden enjoys an attractive, open outlook directly over the neighbouring school playing fields.

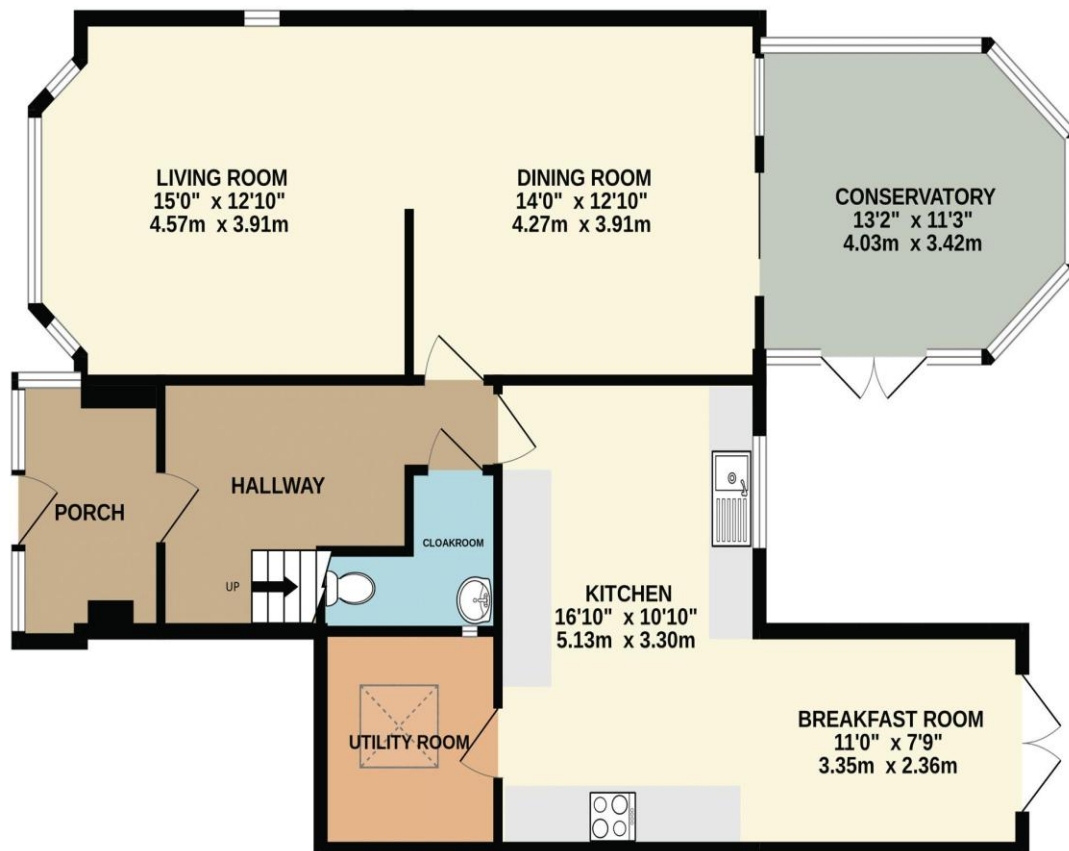
Properties offering this combination of space and location are always in high demand. Contact us today to arrange your viewing and discover everything this fantastic family home has to offer.

Tenure: Freehold
EPC Rating: 62 | D
Council Tax Banding: E

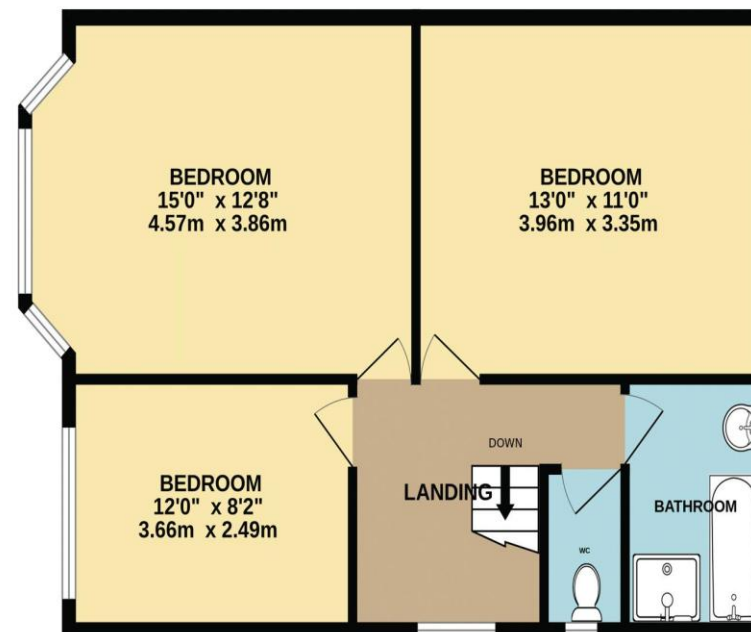




GROUND FLOOR
1042 sq.ft. (96.8 sq.m.) approx.



1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 1709 sq.ft. (158.8 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.

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