



**Connells**

Tower Close Tower Road  
Bournemouth



## Property Description

Connells Southbourne are delighted to offer these superb three-bedroom semi-detached new build homes designed for modern family living.

The accommodation includes an entrance hallway, ground floor cloakroom, separate lounge and spacious open-plan kitchen/diner with French doors leading onto the rear garden. To the first floor are three bedrooms, including a principal bedroom with ensuite shower room, together with a stylish family bathroom.

Plot 5 is the mirror image of Plot 4 with its own individual room proportions. Finished to a high standard throughout with quality kitchen fittings, gas central heating, solar PV panels and EV charging provision. Conveniently placed for Boscombe, Bournemouth and the local beaches.

## Room Measurements

Entrance hallway and WC

Kitchen/Diner - 4.33m max x 5.08m / 14'2" x 16'8"

Lounge - 4.20m x 3.10m / 13'9" x 10'2"

Bedroom One with en-suite - 3.20m x 3.76m / 10'6" x 12'4"

Bedroom Two - 2.71m x 3.95m / 8'11" x 12'11"

Bedroom Three - 3.48m max x 2.65m / 11'5" x 8'8"

Family Bathroom

## Specification

Kitchen

- \* Soft-close doors and drawers
- \* Brushed nickel handles
- \* Laminate square-edge worktops with matching upstands
- \* Stainless steel sink with brushed steel mono mixer tap
- \* Ceramic touch-control hob
- \* Stainless steel extractor & splashback

- \* Space for fridge/freezer
- \* Space for washer/dryer
- \* Space for dishwasher

Cloakroom / WC

- \* Porcelain wall tiling to splashback
- \* Wall-hung hand basin with mixer tap
- \* Contemporary WC suite

Family Bathroom

- \* Porcelain tiling to splashback areas
- \* White three-piece suite
- \* Bath with chrome/glass shower screen
- \* Shower over bath
- \* Heated towel rail

Ensuite

- \* Tiled splashback to basin
- \* Full tiling to shower enclosure
- \* Low-profile shower tray
- \* Heated towel rail
- \* Contemporary WC & basin

Heating / Electrical

- \* Glow-worm 35kW combi boiler
- \* Double panel radiators throughout
- \* White sockets and switches
- \* USB charging points to habitable rooms
- \* TV point to lounge & bedroom one
- \* Smoke, heat and CO alarms fitted

Sustainability

- \* Solar PV panels
- \* 7.4kW tethered EV charging point

External Finish

- \* Composite GRP front door
- \* External porch and rear lighting
- \* Outside tap
- \* Patio and pathways with buff paving slabs
- \* 1.8m acoustic close-board fencing to rear boundaries

## **Location**

Tower Close, Tower Road, Boscombe, Bournemouth, Dorset

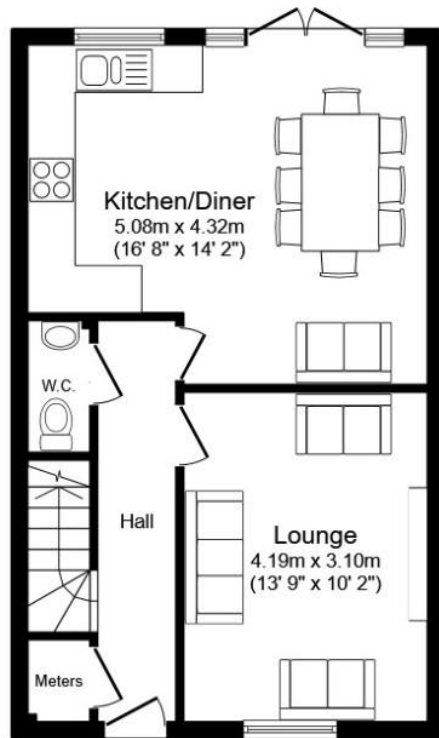
Tower Close enjoys an excellent position within Boscombe, a vibrant coastal suburb of Bournemouth. Boscombe offers a wide range of everyday amenities including supermarkets, independent shops, cafés, restaurants and leisure facilities.

The property is ideally placed for access to the award-winning beaches of Boscombe Beach and the stunning Dorset coastline, perfect for walking, swimming and water sports.

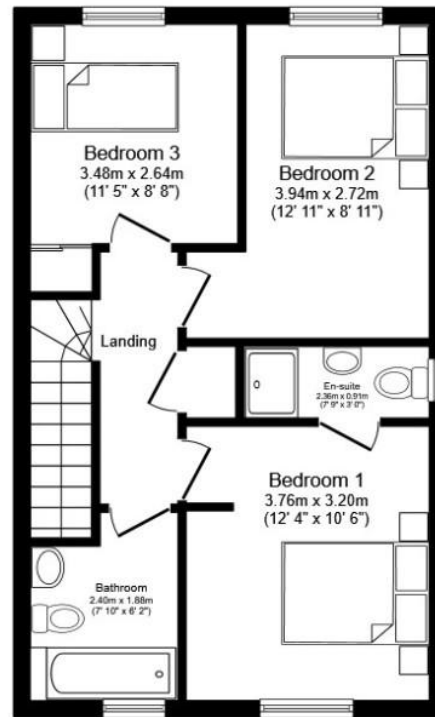
Excellent transport connections include nearby Bournemouth Railway Station with direct services to London Waterloo, plus convenient road links via the A338 to the M27 and beyond. Bournemouth town centre is also easily accessible for shopping, dining and entertainment.

## **Agents Note;**

Please note that images used may be computer generated and/or from a show-home by the developer and are meant for guidance only. Images are general of the development and may not relate to your chosen Plot - clarification should be sought from our sales team.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

To view this property please contact Connells on

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EPC Rating:  
 Exempt

**view this property online [connells.co.uk/Property/SBN306639](http://connells.co.uk/Property/SBN306639)**

Tenure: Freehold



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Property Ref: SBN306639 - 0003