



STRATTON OAK ESTATES

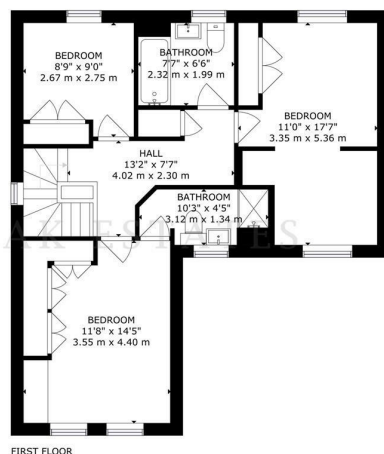
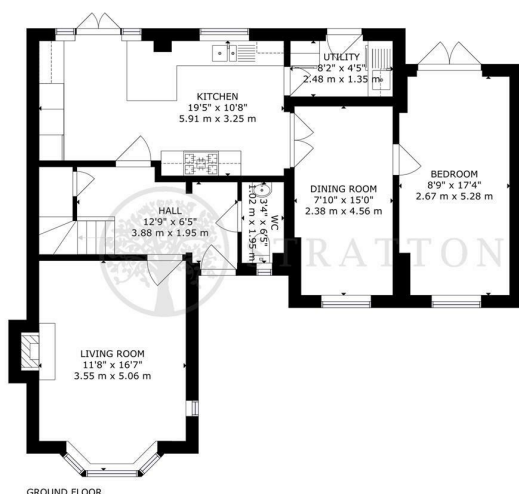


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91 Seagrim Road, Bournemouth, BH8 0BB

Offers Over £550,000

GREEN PARK GARDENS EXETER PARK ROAD, DORSET, BOURNEMOUTH, BH2 5BD  
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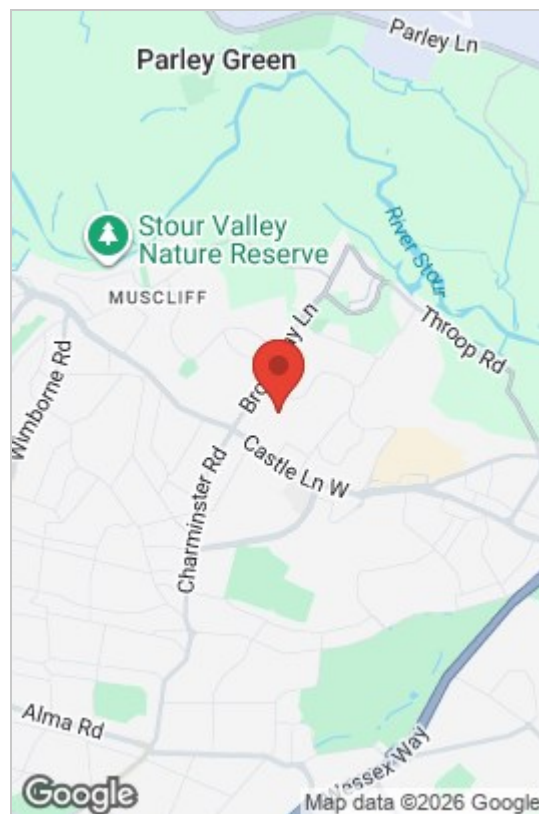


FIRST FLOOR

GROSS INTERNAL AREA  
GROUND FLOOR: 850 sq.ft, 79 m<sup>2</sup>, FIRST FLOOR: 657 sq.ft, 61 m<sup>2</sup>  
TOTAL: 1507 sq.ft, 140 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

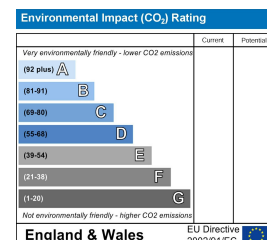
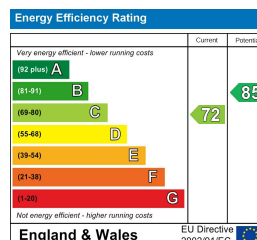


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- Presented in excellent ready-to-move-into condition throughout, this property requires no immediate updating and is perfectly prepared for its next owners.
- An impressive modern kitchen features high-end integrated appliances, a four-seat breakfast bar, and an adjoining utility room for extra convenience.
- The spacious principal bedroom benefits from fitted wardrobes and a private en-suite shower room, supported by well-proportioned upper-level bedrooms and a stylish family bathroom.
- The versatile four-bedroom detached layout offers incredible flexibility, including the potential to easily convert space into a fifth bedroom or create a self-contained ground-floor annexe.
- Generous reception spaces include a bright lounge with a feature wood burner and bay window, alongside an open dining room designed for effortless family entertaining.
- The sunny east/south-facing rear garden provides a combination of lawn and patio areas, complete with mature boundaries and a dedicated garden bar equipped with power and lighting.

Presented in excellent condition throughout, this versatile four-bedroom detached family home offers flexible living with the potential to easily create a fifth bedroom or a self-contained annexe. The impressive ground floor features a spacious lounge with a wood burner, a modern high-spec kitchen/breakfast room with a separate utility, a generous dining room, and a flexible ground-floor bedroom. Upstairs, the principal bedroom enjoys an en-suite and fitted wardrobes, alongside two further well-proportioned bedrooms and a modern family bathroom. Outside, the property boasts a private gated driveway and a generous east/south-facing garden complete with patio areas, mature boundaries, and a dedicated garden bar with power. Ideally located for families and professionals, the home is close to top local grammar schools, Castlepoint Shopping Centre, Royal Bournemouth Hospital, and JP Morgan.



Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.