



Estate Agents



Auctioneers

# Stourvale Road, Southbourne, Bournemouth, Dorset, BH5 2LA

Guide Price £425,000 – Freehold

**Three Bedroom Semi Detached House | Entrance Hallway | Lounge | Dining Room | Modern Kitchen Breakfast Room  
Utility Room | Modern Shower Room/Wc | Landing | Three Double Bedrooms | Modern Bathroom | Loft Room  
Off Street Parking | Garage/Store | 60ft Rear Garden**

A superbly presented and extended three-bedroom semi-detached house, ideally positioned within easy reach of local shops in Southbourne and Pokesdown Train Station, and situated within the highly regarded Pokesdown Primary and Avonbourne Secondary School catchment areas. This beautifully maintained home offers generous and versatile accommodation, making it an ideal purchase for growing families. The current owners have thoughtfully improved the property, which now benefits from UPVC double glazing, gas-fired central heating with a recently installed boiler, and well-proportioned living space throughout. The layout includes two separate reception rooms, an impressive 15' kitchen/breakfast room, a useful utility room, a downstairs shower room, three spacious bedrooms, a modern family bathroom, and the added bonus of a loft room, providing excellent flexibility for a variety of uses.

On the ground floor, the cosy front reception room features a charming bay window and a feature fireplace, creating a warm and inviting space. To the rear, a separate dining room flows seamlessly into the standout kitchen/breakfast room, which is fitted with a comprehensive range of modern units, complemented by solid woodwork surfaces and a breakfast bar. There is ample space for a dining table, making it perfect for both everyday family life and entertaining. The adjoining utility room provides additional practicality, with space for white goods and an extra sink, and leads through to the garden as well as a recently remodelled downstairs shower room with WC.

Upstairs, there are three well-proportioned double bedrooms, all tastefully decorated, along with a modern family bathroom featuring a bath, separate shower cubicle, WC, and vanity sink unit. From the landing, a ladder-style staircase leads to the converted loft room, offering a versatile additional space ideal as a home office, hobby room, or occasional guest area.

Externally, the property continues to impress. The front offers block paving for off-road parking, along with a garage/workshop to the side, providing excellent storage or workspace potential. The private rear garden extends to approximately 60 feet in length and enjoys a secluded yet sunny aspect. It features two patio areas ideal for outdoor dining and entertaining, a generous lawn, and a greenhouse, making it perfect for families and keen gardeners alike. This is a fantastic opportunity to acquire a stylish and well-appointed family home in a convenient and popular location, offering both space and versatility. Viewing is highly recommended to fully appreciate all that this property has to offer. Sole agents.

Tenure: Freehold



EPC Rating: 55 | D

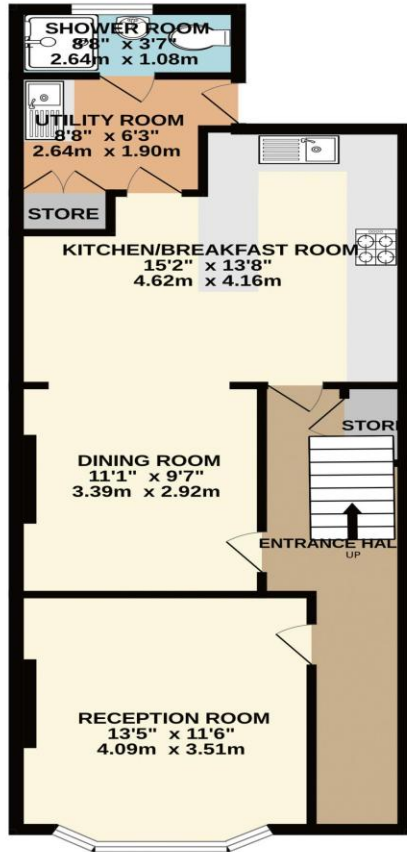


Council Tax Banding: C

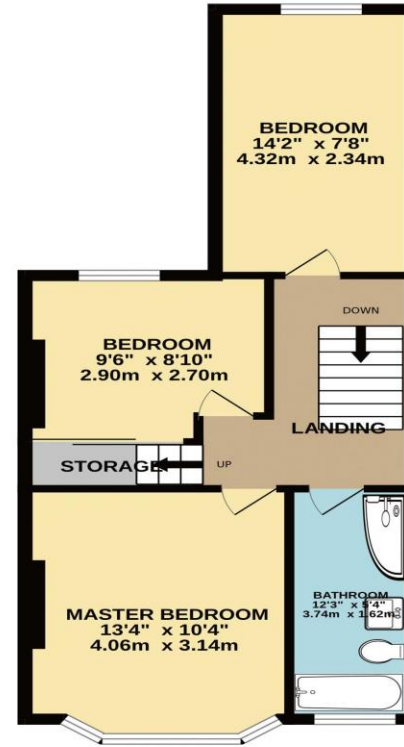




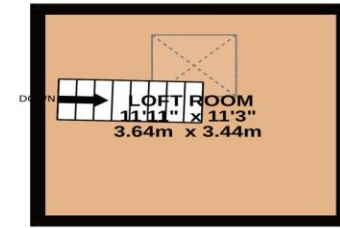
GROUND FLOOR  
622 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



LOFT ROOM  
135 sq.ft. (12.5 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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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