

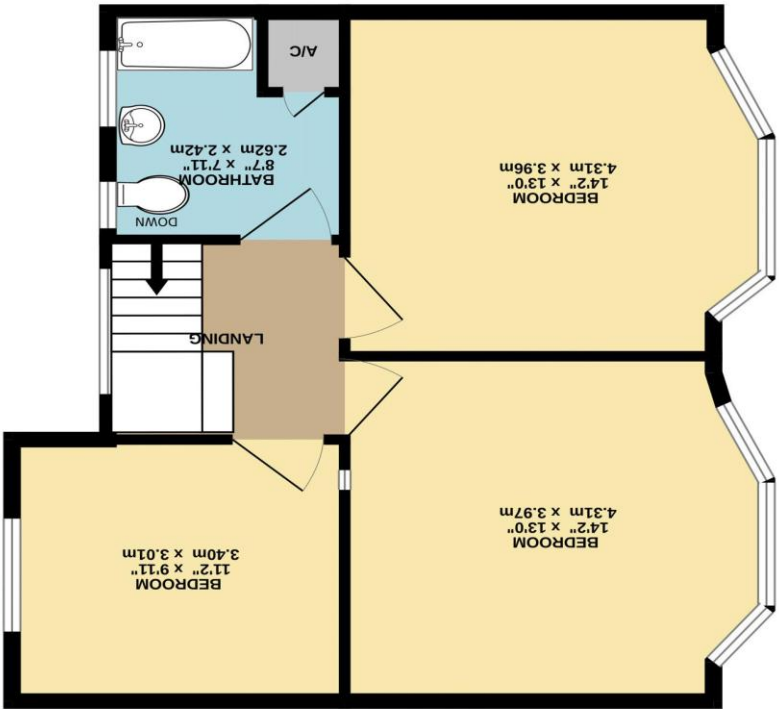


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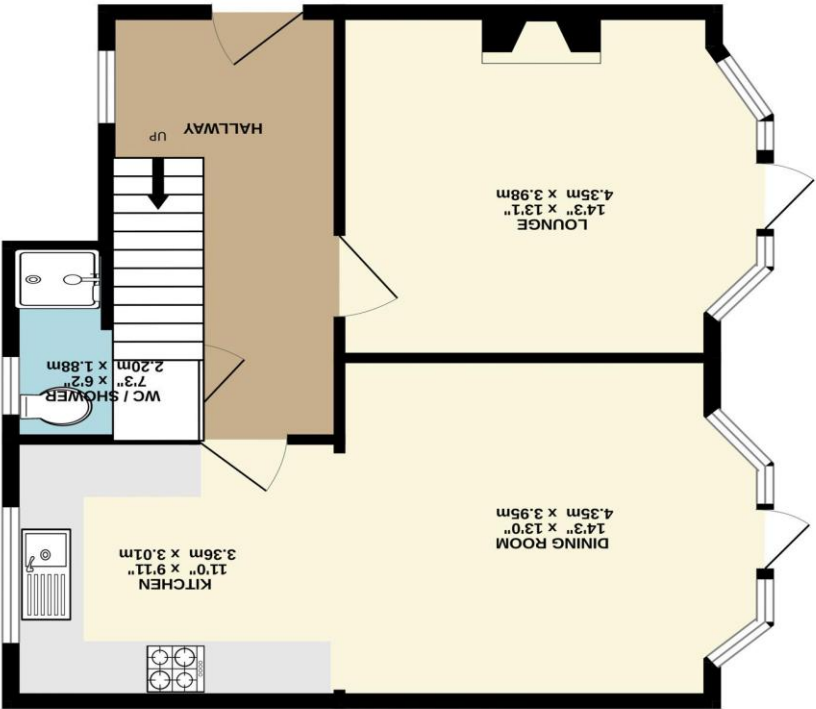
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for 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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1ST FLOOR



GROUND FLOOR



Estate Agents

Auctioneers

Westfield Road, Tuckton, Bournemouth, Dorset, BH6 3AR
£595,000 – Freehold

**Detached Three Bedroom House | Hallway | Living Room | Kitchen Diner | Downstairs Showerroom | Family Bathroom
Garage | Private Rear Garden | Freehold | Close To Local Shops | Easy Access To Award Winning Beaches
Viewing Advised | Gas Central Heating | Double Glazing**

A beautifully presented three-bedroom detached family home, ideally situated in the highly sought-after residential area of Tuckton. The property enjoys easy access to Tuckton High Street, offering a fantastic selection of shops, cafés, restaurants, and everyday amenities. Also within easy reach are the historic market town of Christchurch, the vibrant Southbourne Grove, award-winning Blue Flag sandy beaches, and the stunning Hengistbury Head Nature Reserve—perfect for scenic walks and dog owners alike.

Upon entering the property, you are welcomed by a spacious entrance hallway providing access to all principal ground floor rooms. The impressive 14'3" living room features a charming bay window that fills the space with natural light, a characterful brick-built fireplace creating a cosy focal point, and direct access to the rear garden. The contemporary open-plan kitchen/dining room is ideal for modern family living and entertaining. The kitchen offers an excellent range of worktops and storage cupboards, an integrated dishwasher, space for a range cooker with an electric extractor hood above, and a sink overlooking the front aspect. The dining area benefits from a further bay window and door opening onto the rear garden, seamlessly blending indoor and outdoor living. Completing the ground floor is a stylish shower room comprising a WC, enclosed shower with glass screen, plumbing for a washing machine, and a window providing natural light and ventilation.

The first floor offers three generous double bedrooms, all comfortably accommodating beds, wardrobes, and additional furniture. The previous owners had a balcony, which has since been removed, although there is potential for reinstatement, subject to any necessary consents. The family bathroom is beautifully presented with contemporary tiling and features a three-piece suite comprising a bath with shower over, wash hand basin, WC, extractor fan, and two windows providing excellent natural light and ventilation.

Outside, the front garden is attractively landscaped with a variety of mature shrubs and planting, enclosed by a brick-built wall with steps leading to the front entrance. The rear garden is arranged over split levels, featuring a combination of patio and lawn areas—ideal for both entertaining and family enjoyment. A private driveway, accessed via Foxholes Road with double gates, leads to the detached garage with hardstanding floor, which benefits from an up-and-over door and power supply. At the top of the garden is a secluded lawned area, offering an additional private outdoor space. This attractive family home combines generous living accommodation, character features, and an excellent location close to local amenities, highly regarded schools, beautiful beaches, and picturesque countryside, making it an ideal choice for families and those seeking a coastal lifestyle. Council Tax Band - D EPC Rating - TBC

Council Tax Band: D EPC Rating: to be confirmed

