



Estate Agents



Auctioneers

# **Iford Lane, Iford, Bournemouth, Dorset, BH6 5RA**

## **Offers In Excess Of £450,000 – Freehold**

### **Three Bedroom Detached Bungalow | Spacious Entrance Hallway | 15' Reception Room Three Bedrooms or Two Reception Rooms | Modern Shower Room & Separate W/C | Kitchen | Parking | Gardens**

A recently refurbished and deceptively spacious three-bedroom detached bungalow, set on an elevated plot with attractive views over Iford playing fields. Ideally located close to riverside walks and local shops in Iford, the property also offers easy access to Littledown Leisure Centre, Iford Golf Club, and Tesco Extra. Southbourne's safe, sandy beaches are approximately 2 miles away, with Bournemouth town centre just 4 miles distant via the A338. The property has been modernised throughout and is presented in excellent condition, benefitting from UPVC double glazing, gas central heating with a newly installed boiler, and off-street parking for multiple vehicles. There is also potential to extend into the loft (subject to planning permission).

Upon entering via a side door, you are welcomed into a spacious hallway with a storage cupboard, loft access, and doors leading to all principal rooms. To the rear, a bright 15ft reception room features a fireplace and newly installed French doors opening onto the garden. The modern 12ft kitchen is well-equipped with a range of wall and base units, a built-in oven and hob, a fridge-freezer, and a movable breakfast bar. A door and window provide direct garden access. There are three well-proportioned bedrooms, including two generous doubles with bay windows to the front, and a third bedroom large enough to accommodate a double bed. The accommodation is completed by a contemporary shower room with a cubicle, basin, and WC, plus a separate cloakroom.

Outside, the front garden has been thoughtfully designed for ease of access, featuring a newly installed, gently sloping pathway leading to a ramped entrance. The large frontage also provides a sloping driveway with off-road parking for 3–4 vehicles.

To the rear, the sunny aspect garden is low maintenance and includes a patio and decking area, a large shed, and gated side access, ideal for outdoor entertaining. Both the front and rear gardens have been designed with low upkeep in mind, making them practical as well as attractive.

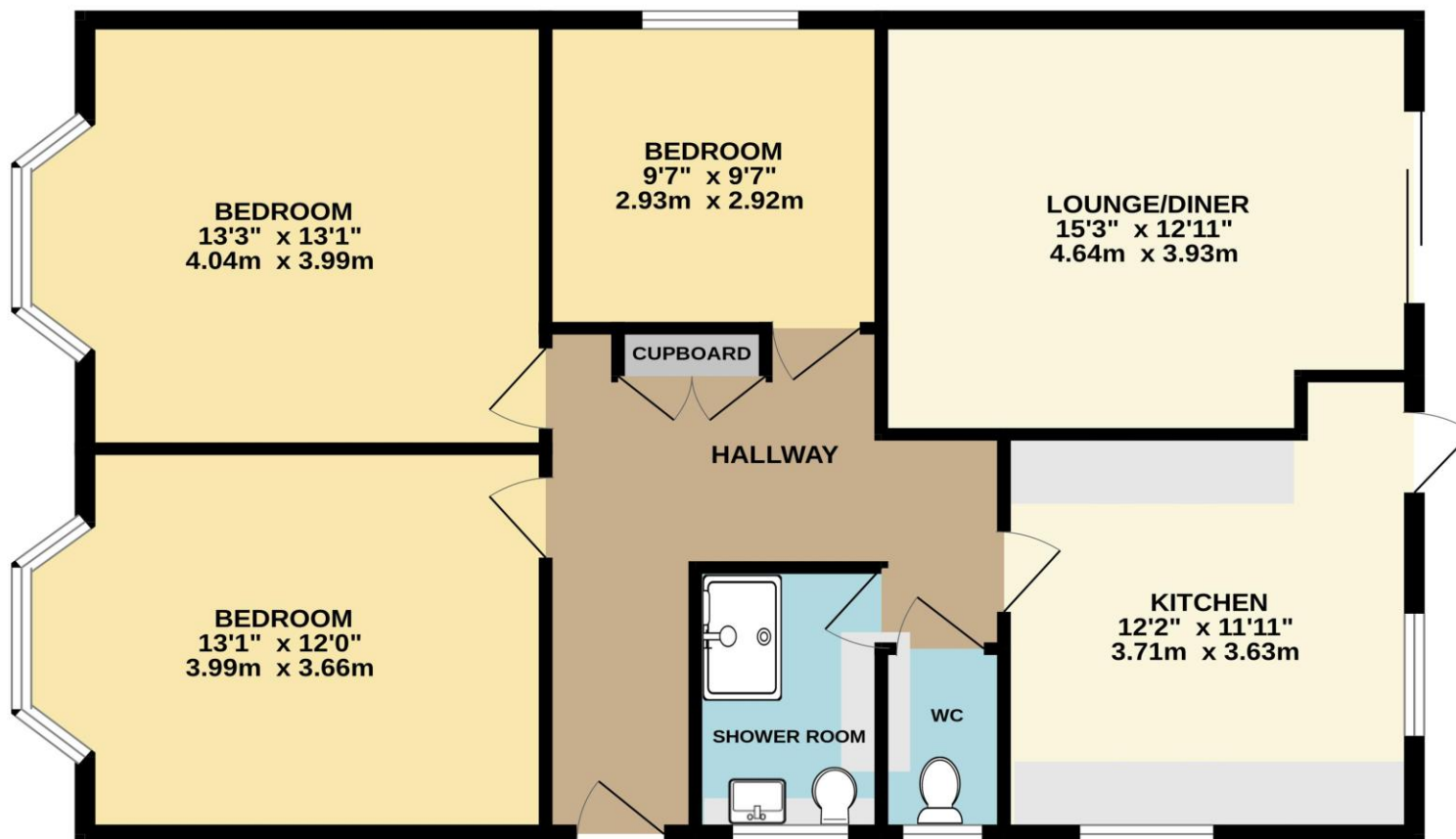
**If you're looking for a beautifully presented home in a convenient yet peaceful location, this could be the one. Get in touch today to arrange your viewing!**

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





GROUND FLOOR  
981 sq.ft. (91.1 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 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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