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ESTATE AND LETTING AGENTS

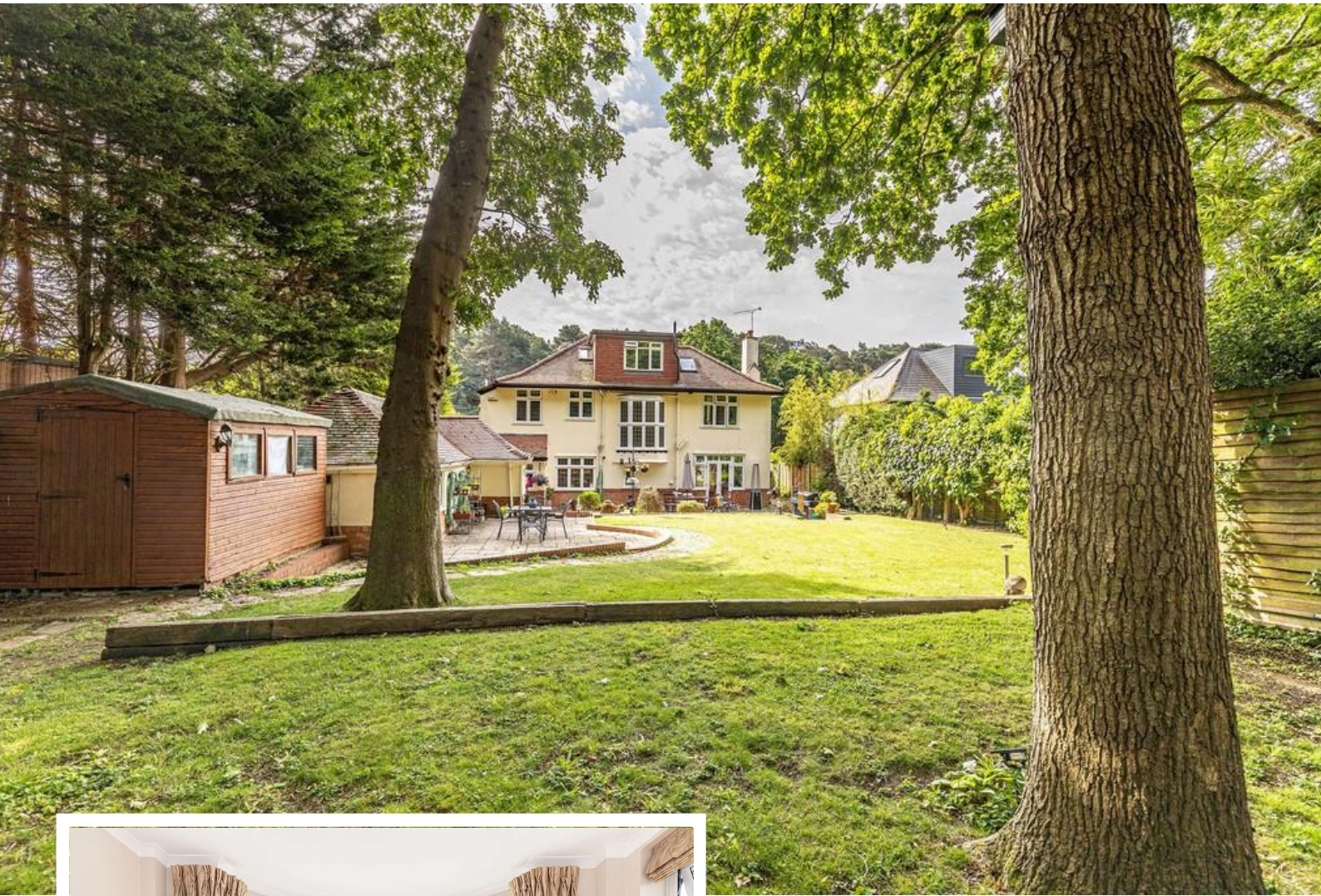
Queens Park Avenue, Bournemouth

- Four double bedrooms + Annexe/hobbies room
- Two reception rooms with fireplaces
- Four en-suite bedrooms plus additional shower room
- Principal suite with luxury bathroom and golf course views

£1,150,000

EPC Rating 'TBC'





Property Description

Occupying an enviable position with views across Queens Park Golf Course, this imposing four-bedroom detached residence offers spacious and versatile accommodation arranged over three floors, together with a detached annexe/hobbies room.

The ground floor features a generous lounge/dining room with an attractive bay window, feature fireplace, and double doors opening onto the rear garden. A separate family room also benefits from a bay window and fireplace, providing additional living space. The well-proportioned kitchen/breakfast room is ideal for family living, while a cloakroom/utility room completes the ground-floor accommodation.





On the first floor are three spacious double bedrooms. The principal bedroom enjoys a large bay window with stunning golf course views and a luxurious en-suite bathroom featuring a freestanding bath and separate shower. The second bedroom also benefits from an en-suite and double doors leading onto a balcony overlooking the golf course. The third bedroom is a comfortable double room with its own en-suite shower room.

The fourth bedroom occupies the second floor and is served by a shower room, while also offering extensive storage space.

Externally, the detached annexe/hobbies room provides flexible accommodation and includes a shower room and ample storage, making it ideal as a home office, studio, gym, or guest suite.

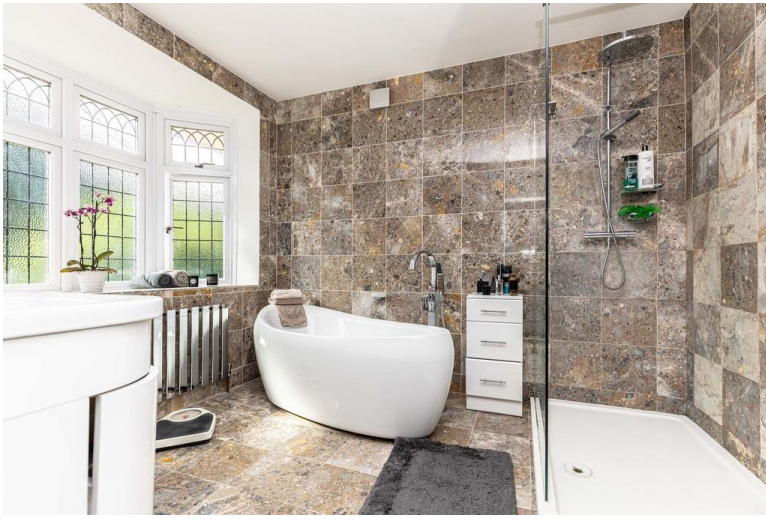
To the front, the property offers extensive block-paved off-road parking, with double gates providing side access. The remaining front garden is laid to lawn and enclosed by a brick wall. The rear garden is a particular feature of the property, offering a large patio area, expansive lawn, and a private wooded section at the far end, creating a secluded and tranquil outdoor setting.



Key Features

- Detached character residence
- Four double bedrooms
- Four en-suite bedrooms (including annexe) plus additional shower room
- Principal suite with luxury bathroom and golf course views
- Balcony overlooking Queens Park Golf Course
- Lounge/diner and separate family room, both with fireplaces
- Kitchen/breakfast room
- Detached annexe/hobbies room with shower room
- Extensive off-road parking
- Large rear garden with private woodland area
- Sought-after golf course location









GROSS INTERNAL AREA
 FLOOR 1: 1058 sq.ft, 98 m², FLOOR 2: 955 sq.ft, 89 m², FLOOR 3: 380 sq.ft, 35 m²
 EXCLUDED AREAS: ANNEXE HOUSE: 340 sq.ft, 32 m²
 TOTAL: 2393 sq.ft, 222 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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