

BELVOIR!

Belvoir Bournemouth
122-124 Castle Lane West, Bournemouth, Dorset, BH9 3JU

Mortimer Road, Queens Park, Bournemouth, BH8 9HP



Offers In Excess Of £575,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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A LOVELY DETACHED FAMILY RESIDENCE | NO FORWARD CHAIN | LARGE GROUND-FLOOR EXTENSION | FOUR BEDROOMS (ONE ENSUITE) | LUXURY BATHROOM | LARGE OPEN PLAN KITCHEN/FAMILY ROOM | SEPARATE LIVING ROOM & DINING ROOM | GARAGE & AMPLE PARKING | LOVELY REAR GARDEN

DETACHED GARDEN STUDIO * GREAT LOCATION FOR SCHOOLS * UTILITY ROOM * DOWNSTAIRS CLOAKROOM * GAS HEATING VIA RADIATORS * DOUBLE GLAZED

The side entrance door opens into the hallway with stairs leading to the first floor and doors leading to all the principal ground floor rooms.

There is a separate sitting room with a bay window and good sized dining room which again has a window to the front elevation

The main feature of this lovely property is a very bright and airy open plan family/kitchen area with large full-width sliding doors facing the rear garden and a part vaulted ceiling with three sky lights. The kitchen area has an extensive range of white matching wall and floor mounted cupboard units as well as an island unit with contrasting work surfaces and integrated appliances.

There is a separate utility room and downstairs cloakroom.

The first floor landing has doors leading to the four bedrooms and family bathroom.

The master bedroom benefits from having an ensuite shower room.

The other three bedrooms are all of a good size.

The bathroom is of a good size with dual aspect windows with a feature bath set into a raised plinth with inset uplighters, large wash hand basin and close coupled WC.

The loft area is of a very good size and could easily lend itself for conversion.

There is forecourt parking as well as a gated access and side driveway leading to a tandem length garage.

The rear garden is fully enclosed with a detached garden studio to one end of a decent sized lawned garden.

Council tax band E

BELVOIR!

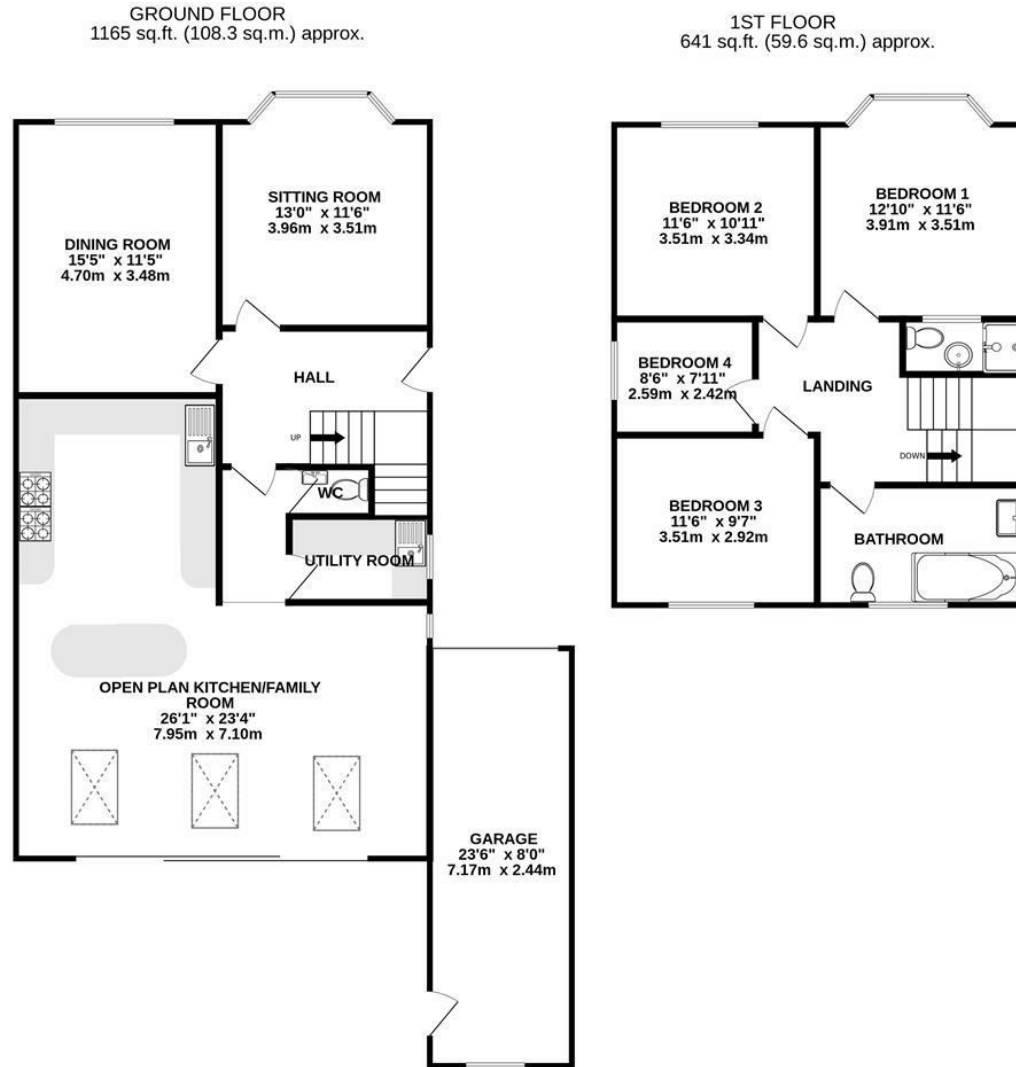
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TOTAL FLOOR AREA: 1806 sq.ft. (167.8 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC