

DANEHURST

— ESTATE AGENTS —



LEEDAM ROAD, BOURNEMOUTH, BH10 6HP

Guide Price £375,000 - £400,000



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This well-presented three-bedroom semi-detached home, located in a cul-de-sac within the highly desirable Hillview School catchment, was thoughtfully updated and extended in 2018 to create 1120 sqft of spacious and versatile living, and is offered with NO FORWARD CHAIN.

The ground floor boasts a spacious 19ft lounge/diner, where a wood burner creates a warm and inviting focal point, perfect for cosy nights in. Sliding patio doors open directly onto the rear garden, seamlessly connecting indoor and outdoor spaces.

The modern kitchen and breakfast room, designed to maximise natural light as part of the extension, offers a thoughtfully planned and practical space. The extension also includes a versatile ground floor bedroom with en suite, featuring both a shower cubicle and a separate bath, making it ideal for guests, an elderly relative or a teenager.

The first floor offers two well-proportioned double bedrooms, both with fitted wardrobes. They are served by a family bathroom and a separate WC, with the landing including a useful built-in storage cupboard.

The rear garden is a standout feature, backing onto a nature reserve and offering exceptional privacy. A paved patio adjoins the back of the property, providing the perfect spot for outdoor dining and entertaining. The garden itself is mainly laid to lawn with established borders and includes a 5.4m x 3.5m log cabin with power and light, ideal as a home office, hobby room or garden retreat. A good-sized shed provides further storage.

To the front of the property, a gravel drive provides potential for off-road parking, subject to the addition of a dropped kerb, while a side gate gives access to the rear garden.

The property also benefits from full fibre broadband, with City Fibre installed in July 2025, ensuring excellent connectivity for home working and streaming.

TENURE: Freehold - EPC RATING: C - COUNCIL TAX BAND: B



- Semi Detached
- Extended in 2018
- Three Bedrooms
- Kitchen/Breakfast Room
- Lounge/Diner
- Wood Burner
- Ground Floor Bedroom With Ensuite
- Secluded Rear Garden
- Large Log Cabin
- No Forward Chain

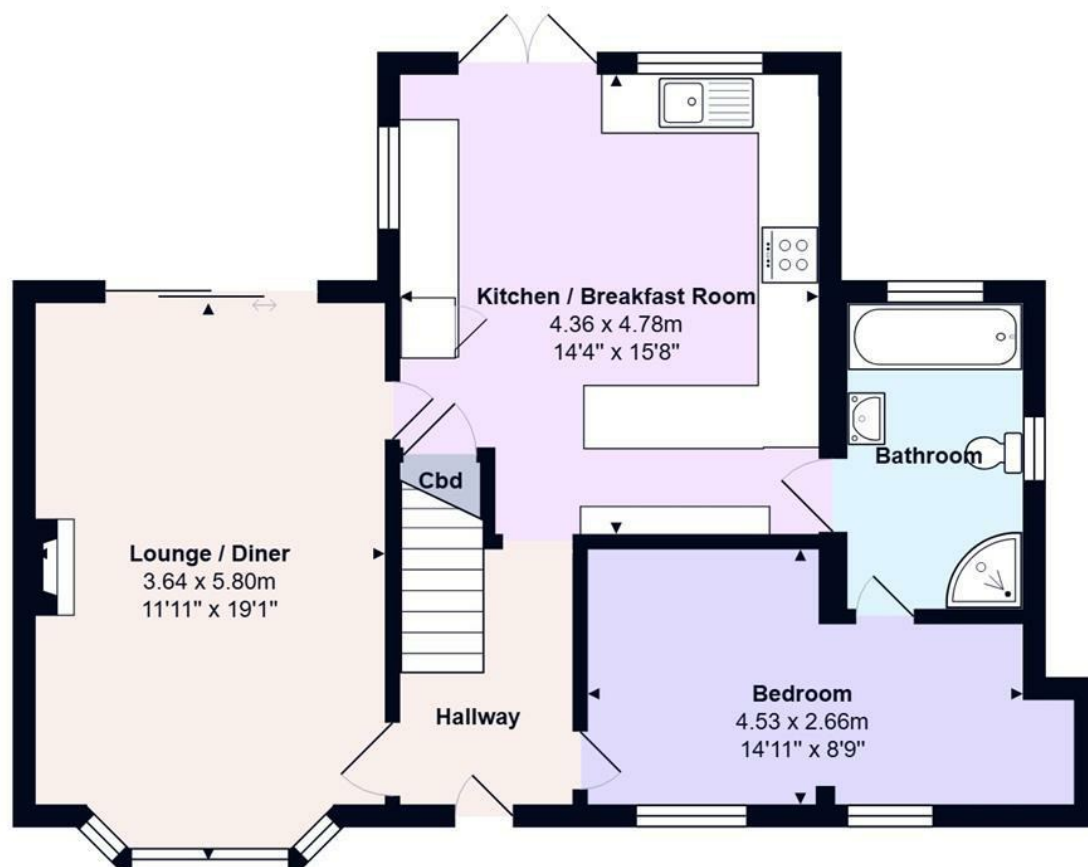




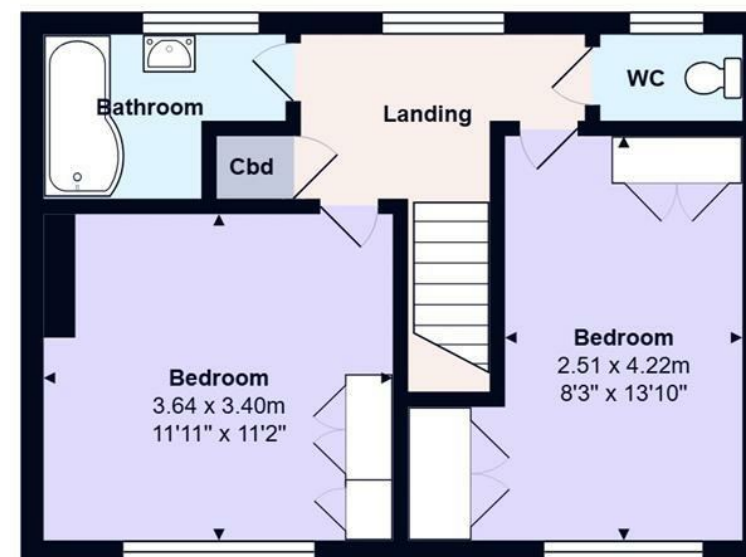
Location

The property is well placed for everyday amenities, with Kinson High Street within walking distance offering a variety of local shops and services. Turbary Retail Park is also close by, home to outlets such as Sports Direct, The Range, Matalan, Wickes and TK Maxx, while the Castlepoint Shopping Complex is just a short drive away. Local bus routes provide convenient connections across Bournemouth and Poole, with further parks and recreational facilities also nearby.





Ground Floor



First Floor



Total Area: 104.0 m² ... 1120 ft²

All measurements are approximate and for display purposes only







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www.danehurstea.co.uk