



Estate Agents



Auctioneers

# Danesbury Avenue, Tuckton, Bournemouth, Dorset, BH6 3AF

**Guide Price £675,000 – Freehold**

**Four Bedroom Extended Detached House | Entrance Hallway | Lounge | Open Plan Kitchen & Extended Dining Room | Ds Wc Landing | Three Bedrooms | Bathroom | Stairs To Loft Room/Bedroom Four | Off Street Parking | 50ft Rear Garden | Garage**

A deceptively spacious and well-presented four-bedroom extended detached family home, ideally situated just a short walk from the local shops and amenities at Tuckton, as well as the picturesque riverside walks along the River Stour. The property has been thoughtfully extended to the rear and into the loft, creating a versatile and generous living space. Further benefits include UPVC double glazing, gas central heating, a re-tiled roof, off-road parking, a detached garage, and a lovely 50ft rear garden. The accommodation comprises a welcoming entrance hallway with stairs to the first floor and access to all principal rooms. There is a useful ground-floor WC with a wash hand basin located beneath the stairs.

To the front aspect is a cosy lounge featuring a bay window and an attractive fireplace. To the rear, the property boasts an impressive 26ft open plan kitchen/dining/family room, extended to create a superb entertaining space. This room benefits from a feature fireplace and triple sliding patio doors opening onto the rear garden. The kitchen is fitted with a range of wall and base units with work surfaces incorporating a breakfast bar, with space for appliances and a side access door.

On the first floor, there are three bedrooms, including a spacious principal bedroom with a bay window and fitted wardrobes to the front aspect, a good-sized double bedroom to the rear, and a single bedroom. The family bathroom is fitted with a modern suite comprising a bath with a shower over, WC, and a wash hand basin, finished with contemporary tiling. Stairs lead to the second floor where there is a further double bedroom, offering flexible accommodation ideal as a guest room, home office, or additional bedroom.

Externally, the front of the property provides off-road parking for two vehicles and a gated side driveway leading to a detached garage. The rear garden measures approximately 50ft and features a patio area, large lawn, and mature borders, enjoying a sunny and secluded aspect.

The property also benefits from a dropped kerb for driveway access and is fitted with a working alarm system.

Viewing is highly recommended to appreciate the space and location on offer.

Tenure: Freehold

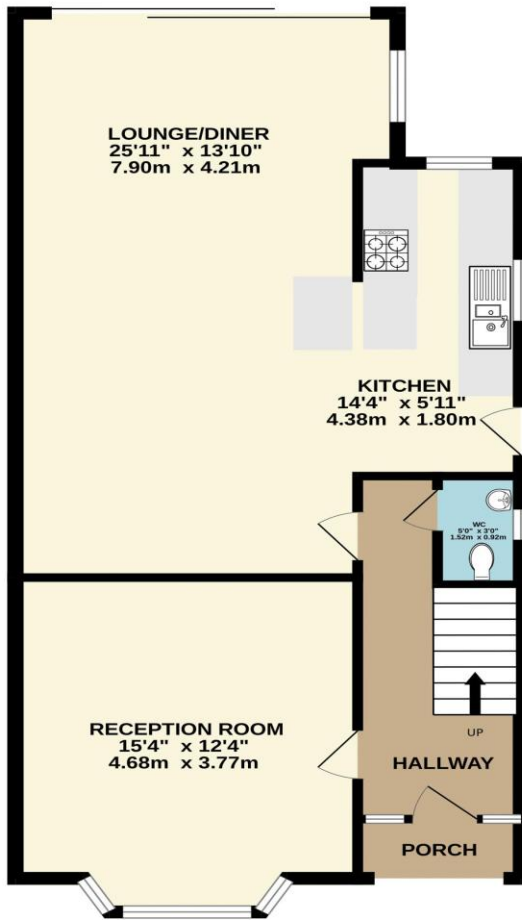
Council Tax Banding: E

EPC Rating: 56 | D





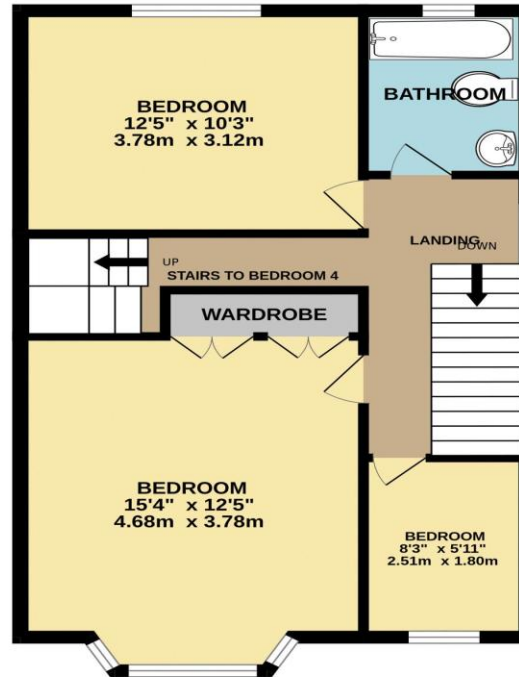
GROUND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



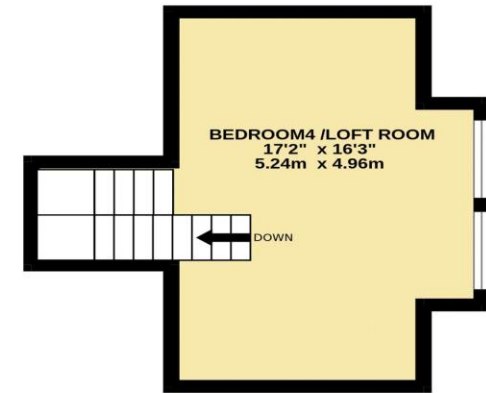
TOTAL FLOOR AREA : 1442 sq.ft. (134.0 sq.m.) approx.

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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1ST FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



BEDROOM 4/LOFT ROOM  
200 sq.ft. (18.6 sq.m.) approx.



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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