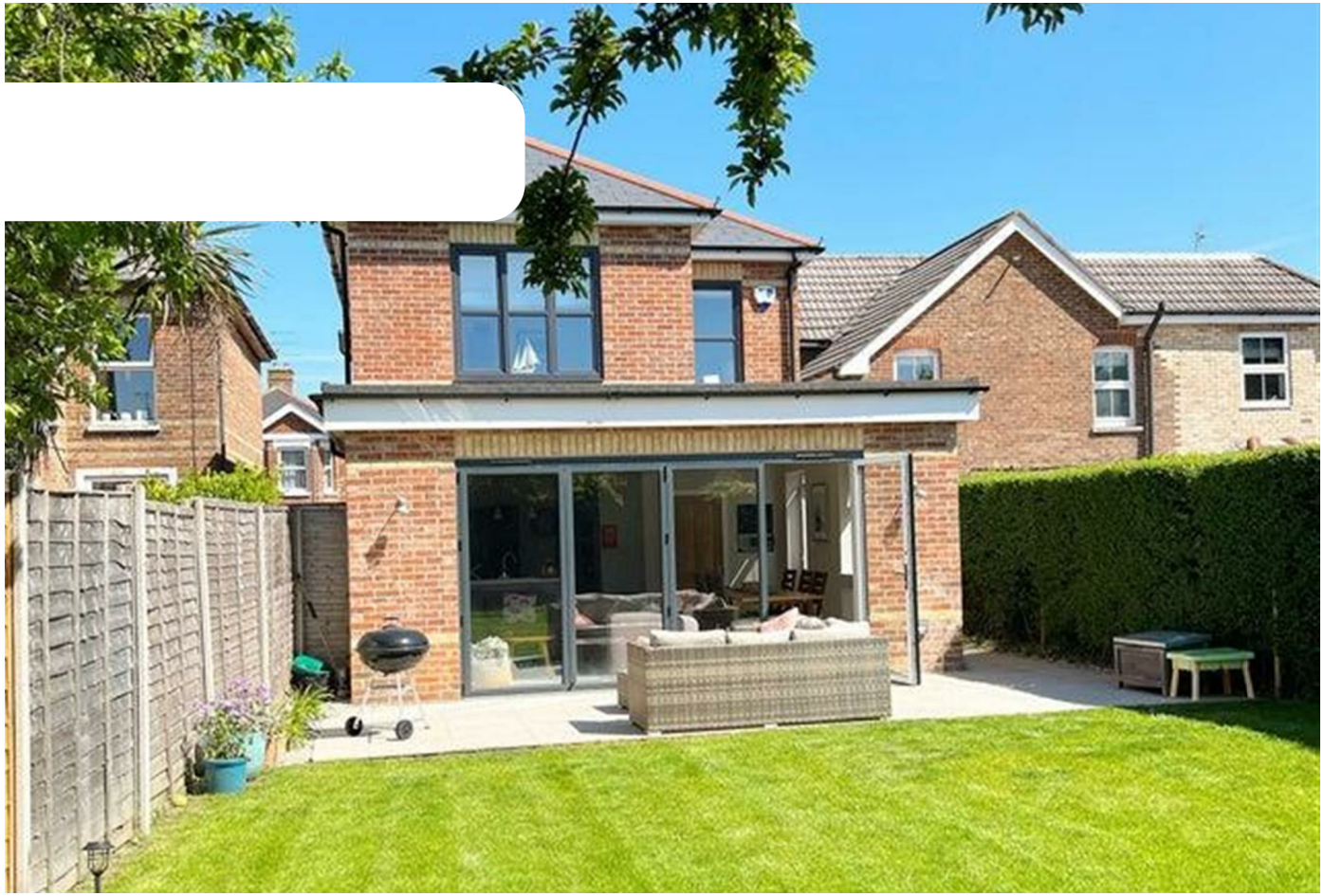






House - Detached (EPC Rating:)

S 5 WALLIS ROAD, BOURNEMOUTH, DORSET, BH10 4AG

Asking Price

£550,000

FEATURES

- Guide Price £475,000 - £550,000
- Impressive Open-Plan Kitchen / Lounge / Dining Area
- Stunning South-East Facing Landscaped Rear Garden
- Bi-Folding Doors Opening Directly onto Patio and Garden

6 2 1

Whites Estates
Bill Atherton Estate Agents

6 Bedroom House - Detached located in Bournemouth

Detached Six Bedroom House with Stunning South-East Facing Garden - Wallis Road, Wallisdown

This substantial and beautifully presented detached home offers generous and versatile accommodation arranged over two floors, complemented by a stunning south-east facing landscaped garden, making it an ideal purchase for families or investors alike.

The rear garden is a true highlight of the property, offering a private and secluded outdoor space bordered by mature hedging. The garden has been thoughtfully landscaped and features a stylish white slab patio area perfect for outdoor dining, a well-maintained turf lawn and side access. Large bi-folding doors from the open-plan kitchen, lounge and dining area create a seamless connection between the indoor and outdoor spaces, ideal for entertaining and modern family living.

The impressive open-plan kitchen / lounge / dining room is bright, spacious and finished to a high standard with laminate flooring and contemporary decorative ceiling lighting. The kitchen itself features a modern grey shaker-style design with an extensive range of base and wall units, complemented by integrated appliances including two ovens, two grills, an integrated microwave, dishwasher, washing machine and integrated fridge freezer, along with an additional full-height fridge. The kitchen also benefits from an electric hob with extractor hood.

Leading off the dining area is a contemporary shower room fitted with shower, wash basin and WC, along with a door providing direct access to the side of the property. A further ground floor cloakroom with WC and wash basin is located off the kitchen.

The ground floor also offers two spacious double bedrooms, including a large front bedroom with attractive bay window and another generous double bedroom overlooking the rear of the property.

Upstairs, the property continues to impress with four additional double bedrooms, all of excellent proportions. The first floor also benefits from a modern family bathroom featuring both a bath and separate shower. The landing and stairs are finished with stylish grey fitted carpets, while the property features smooth white walls and modern wooden internal doors throughout. There is also loft access with pull-down ladder, along with useful under-stairs storage and additional shelving areas.

Further benefits include off-road parking, UPVC double glazing and gas central heating.

Location

Wallis Road in Wallisdown offers a convenient and well-connected location, particularly popular with professionals, families and students. The area benefits from excellent local amenities including nearby supermarkets, shops and cafes, while the large retail parks at Wallisdown and Winton are just a short distance away.

Regular bus routes provide easy access to Bournemouth Town Centre, Poole and the award-winning Bournemouth beaches, and the property is also ideally situated close to Bournemouth University's Talbot Campus and the Bournemouth University Medical School. Wallisdown also offers good local schools, parks and everyday services, making it a practical and desirable place to live.

Council Tax Band: D

EPC: D

Excellent Investment Opportunity: Currently let to tenants, the property produces an attractive rental income of approximately £3,000 per calendar month, making it an ideal addition to any investment portfolio.

These particulars do not form part of, or constitute, an offer or contract.

The measurements provided are for guidance purposes only and may not be entirely accurate.

Prospective buyers are advised to verify the measurements before incurring any expenses.

Whites Estates has not conducted tests on any apparatus, equipment, fixtures, fittings, or services. It is the responsibility of the buyers to assess the working condition of all appliances.

Whites Estates has not undertaken the verification of the property's legal title. Buyers must seek verification from their solicitor.









Approx Gross Internal Area
144 sq m / 1548 sq ft



Ground Floor
Approx 81 sq m / 869 sq ft

First Floor
Approx 63 sq m / 679 sq ft

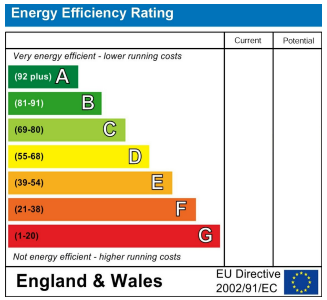
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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www.whitesestates.co.uk

Council Tax Band



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.