



Estate Agents



Auctioneers

Irving Road, Southbourne, Bournemouth, Dorset, BH6 5BJ

Guide Price £475,000 – Freehold

**Spacious Three Bedroom Two Bathroom Detached House | Porch | Hallway | Ds Wc | Lounge | Reception 2 | Kitchen
Conservatory | Landing | Master Bedroom with Ensuite | Two Further Bedrooms | Bathroom | Off Road Parking
Rear Garden | No Chain**

A charming three-bedroom, two-bathroom detached family home, ideally situated in the heart of Southbourne, within easy reach of the popular High Street, beautiful beaches and the sought-after Stourfield School catchment. This attractive character property offers spacious and versatile accommodation, perfectly suited to modern family living. Benefits include two reception rooms, an open-plan kitchen and dining area, a conservatory, a ground-floor WC, an en-suite shower room to the principal bedroom, a modern family bathroom, double glazing and gas central heating. Outside, the property boasts a delightful west-facing rear garden and a driveway providing off-road parking for two vehicles.

Upon entering the property, you are welcomed by a useful entrance porch leading into a characterful hallway featuring exposed floorboards, stairs to the first floor and access to the ground-floor accommodation, including a convenient WC. To the front, the inviting lounge measures approximately 12' x 12' and benefits from an attractive bay window, allowing plenty of natural light to fill the room. An open fireplace provides a charming focal point, enhancing the character and warmth of this lovely living space. To the rear, the generous dining room measures approximately 14' and offers ample space for a large dining table, making it ideal for family meals and entertaining. The room opens into the spacious 16' kitchen, which features a range of fitted cupboards at both base and eye level, together with plenty of worktop space. French doors provide direct access to the rear garden, creating a wonderful connection between indoor and outdoor living. The conservatory, accessed from the dining room, offers additional versatile living space and enjoys pleasant garden views, with further French doors opening onto the patio. Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room comprising a corner shower and wash hand basin. Bedroom two is a generous double room situated at the front of the property, featuring an attractive fireplace that adds to the home's character, while bedroom three provides a good-sized single room, ideal for a child's bedroom, nursery or home office. Completing the first-floor accommodation is a recently refitted and retiled family bathroom, complemented by a separate WC for added convenience.

Outside, the approximately 50-foot enclosed rear garden enjoys a desirable west-facing aspect, making it ideal for enjoying the afternoon and evening sunshine. Beautifully maintained, the garden features a variety of plants and flowers, a lawn and a patio area, providing an attractive setting for outdoor dining, entertaining and relaxing. To the front, the driveway offers convenient off-road parking for two vehicles.

Tenure: Freehold

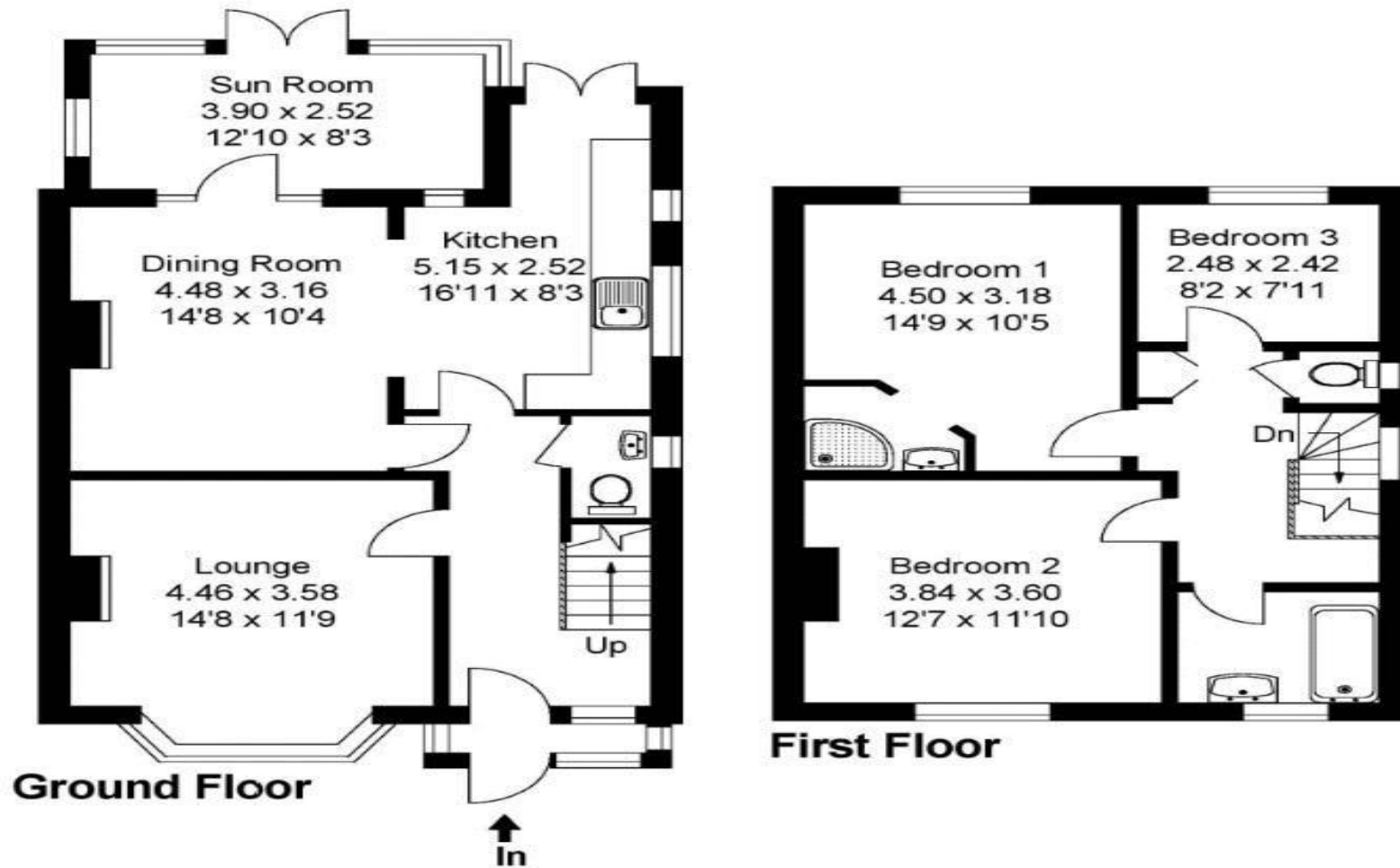
EPC Rating: 48 | E

Council Tax: D





Approximate Gross Internal Area :- 110 sq m / 1183 sq ft



For identification purposes only, not to scale, do not scale
Created using existing drawings and dimensions

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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