



Estate Agents



Auctioneers

Padfield Close, Southbourne, Bournemouth, Dorset, BH6 5LU

Guide Price £319,950 – Freehold

**Superb Two Bedroom Semi Detached House in Quiet Cul de Sac Location | Open Plan Living Room
Modern Kitchen | Downstairs W/C | Two Double Bedrooms | Luxury Bathroom | Off Road Parking for 3 Cars
Low Maintenance Rear Garden | No Chain**

This well-presented end-of-terrace home features two double bedrooms and is located in a quiet cul-de-sac, within walking distance of local shops at Tuckton, Iford playing fields, and the River Stour. It is also ideally situated within the Stourfield School catchment area. Built less than 10 years ago, this spacious and well-proportioned property offers numerous benefits, including gas central heating, UPVC double glazing, a downstairs WC, a 20ft x 18ft open-plan living space, a modern kitchen, two double bedrooms, a contemporary bathroom, a garden, and off-street parking for three cars. Viewing is highly recommended, and there is no chain involved.

Upon entering, you are greeted by the bright and spacious 20ft x 18ft open-plan living room, which offers ample room for a seating area and dining table. French doors lead out to the garden. The kitchen is equipped with sleek wall and base units, complemented by contrasting work surfaces. It includes a built-in oven, hob, and dishwasher, along with space for a fridge freezer and washing machine. A convenient cloakroom with a wash hand basin is also located on the ground floor, along with stairs leading to the first floor. Upstairs, you will find two generously sized double bedrooms and a luxurious bathroom featuring a suite that includes a bath with a shower, a WC, and a vanity basin. The bathroom is enhanced by stylish grey tiling on the walls and floors, a heated towel rail, and a large mirror with a window to the rear.

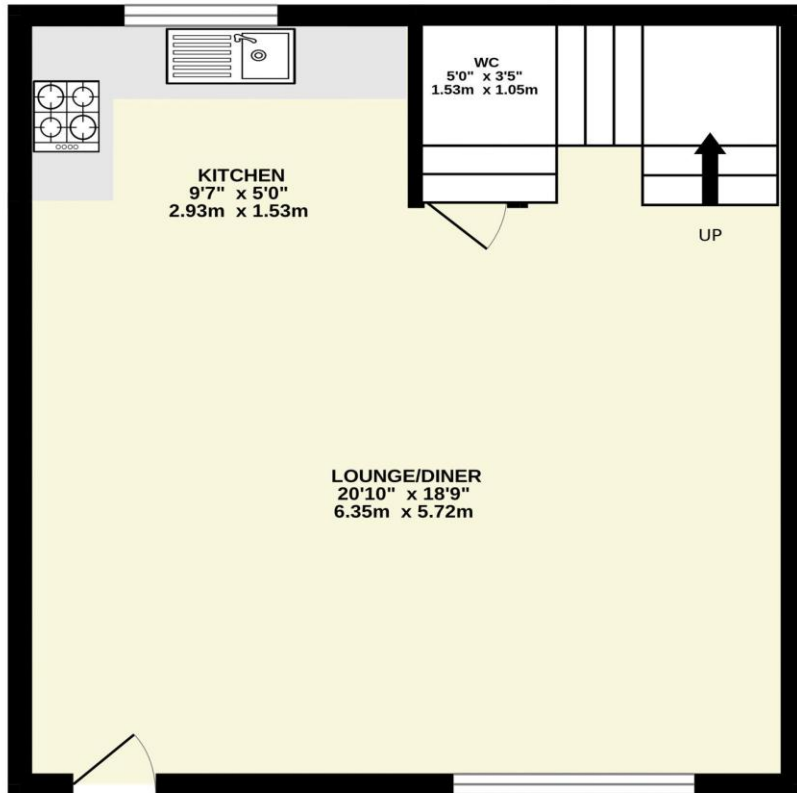
Stepping outside, the exterior of the property reveals a charming low-maintenance garden that offers an inviting patio area, perfect for alfresco dining or enjoying a tranquil evening under the stars. The raised planters add a splash of greenery, creating a serene outdoor environment. Gated side access ensures convenience, while the off-street parking area comfortably accommodates three to four cars, adding to the practicality of this delightful home.

Tenure: Freehold
Council Tax Banding: C
EPC Rating: 85 | B

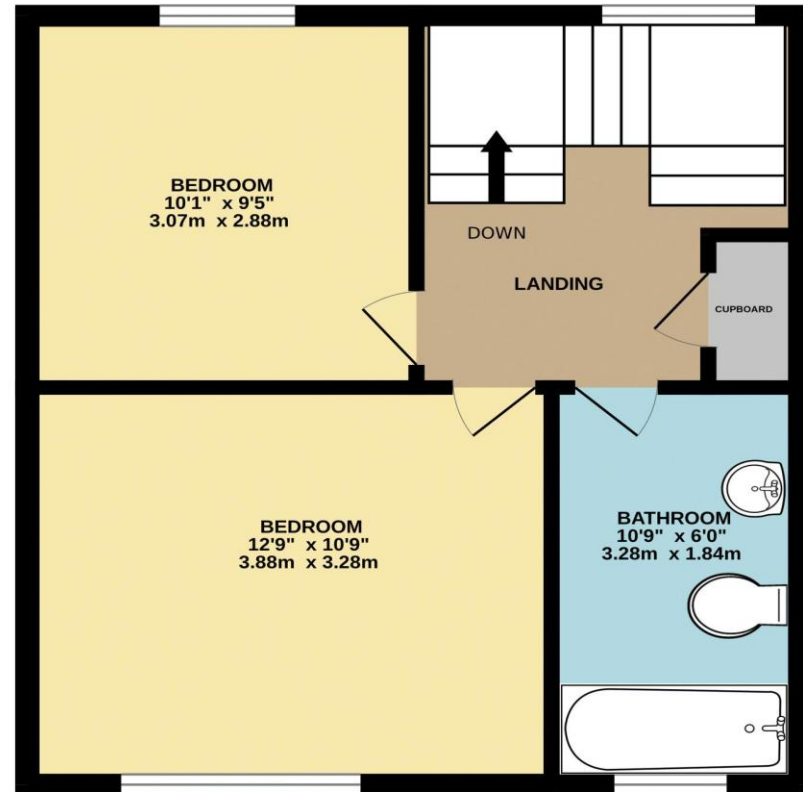




GROUND FLOOR



1ST FLOOR



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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