



77 Viscount Walk  
, Bournemouth, BH11 9TA

Offers in excess of £310,000



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St Quintin Estate Agents are pleased to present this charming house located on Viscount Walk in the desirable area of Bearwood, Bournemouth, BH11 9TA. This well presented property offers a perfect blend of modern amenities and comfortable living spaces, making it an ideal choice for contemporary family life.

Upon entering, you will be greeted by a spacious open plan reception room. This inviting space is perfect for family meals and entertaining, with doors that open directly onto the rear garden, allowing for a seamless transition between indoor and outdoor living.

The modern kitchen is well-equipped with stylish units, providing ample storage and generous work surfaces. It also includes space for a washing machine, dishwasher, and an upright fridge/freezer, making it a practical and attractive heart of the home.

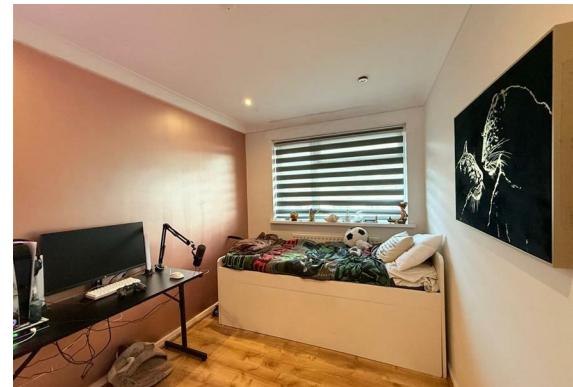
Upstairs, you will find three well-proportioned bedrooms, each designed to offer comfort and tranquility, filled with natural light and ample space for furnishings. The contemporary bath/ shower room features modern fixtures and fittings, providing a sleek and efficient space for daily routines.

The property benefits from generous off-road parking, ensuring convenience for multiple vehicles. The secluded rear garden has been thoughtfully landscaped for ease of maintenance and enjoys a sunny south-westerly aspect, making it a perfect spot for relaxation, entertaining, and family activities.

Situated in a peaceful, family-friendly neighbourhood, this home is close to excellent local amenities, reputable schools, and beautiful parks. Bearwood is a vibrant community with a variety of local shops while the nearby Bearwood Recreation Ground offers ample outdoor space for leisure activities. Additionally, the stunning Bournemouth beaches are just a short drive away, ideal for family outings and seaside relaxation.

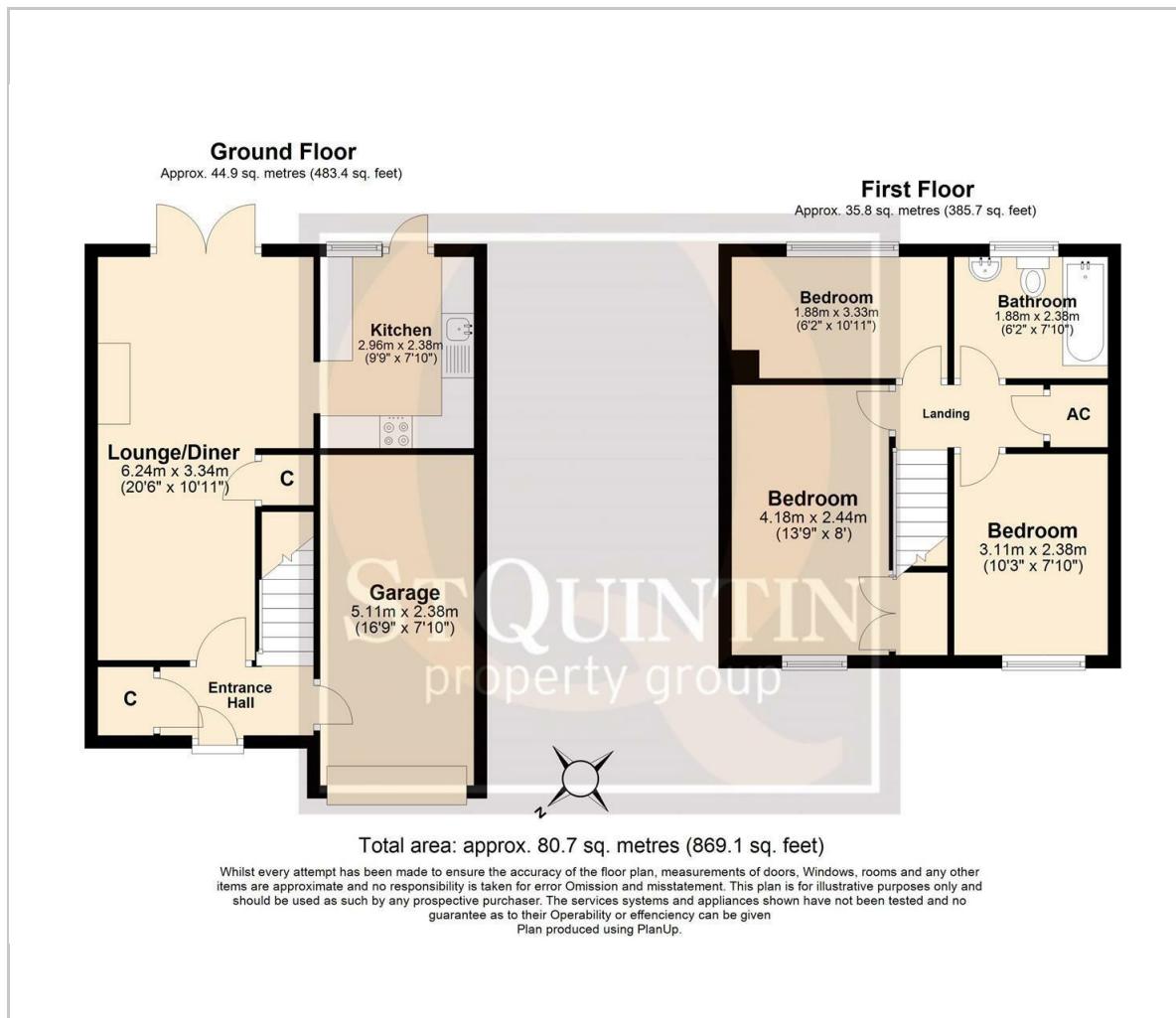
Do not miss the opportunity to make Viscount Walk your new home.

FLOORPLAN TO FOLLOW





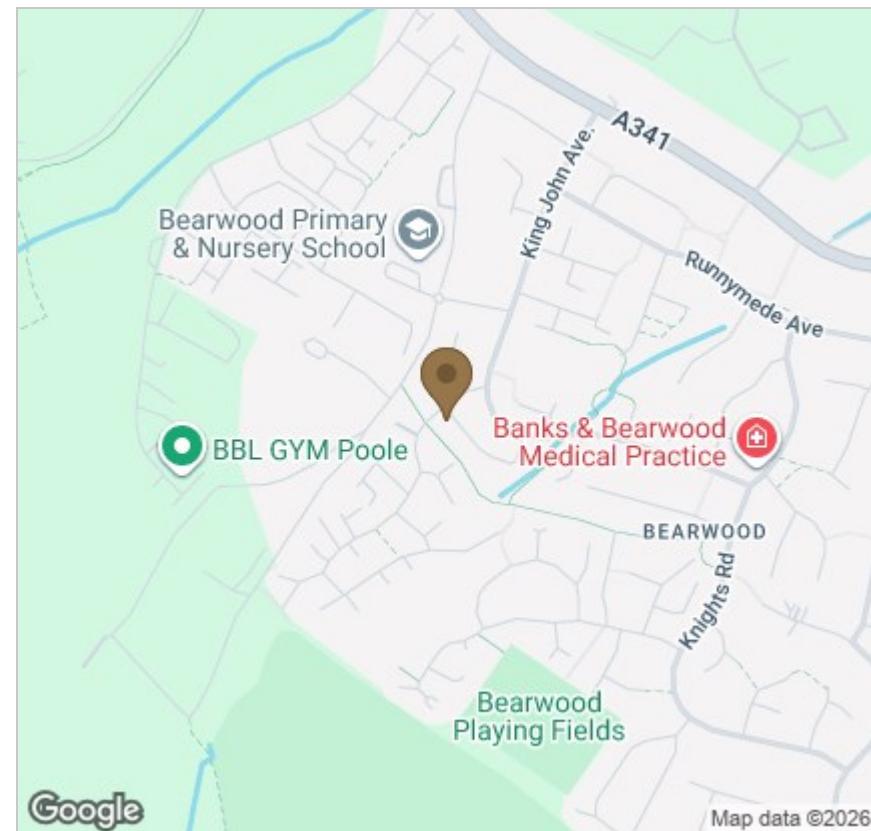
## Floor Plan



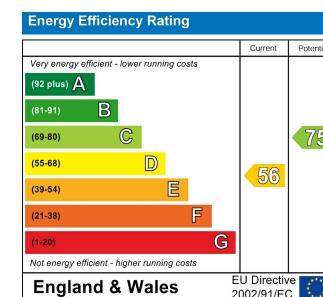
## Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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