

for sale

offers in excess of **£780,000** Freehold



## Water Lane Bournemouth BH6 5RF

Connells Southbourne are delighted to present this recently refurbished and remodeled detached family home located moments away from the picturesque River Stour and briefly comprises three double bedrooms, three bathrooms, a double garage with an elevated rear garden. Offered with no forward chain.

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# Property Details

## Entrance Hall

Front door opens into the entrance hall. Door to the sitting room. Stairs to the first floor landing. A floor to ceiling window allows this area to be flooded by natural light and offers ample space for the storage of coats and shoes.

## Sitting Area 19' 3" x 10' 7" ( 5.87m x 3.23m )

A spacious room flooded with natural light from the large Bi-Fold double glazed doors which give access to the landscaped garden.

## Dining Area 13' 11" x 9' 8" ( 4.24m x 2.95m )

### Kitchen 7' x 5' 9" ( 2.13m x 1.75m )

Double aspect room comprising a range of matching wall and base units with contrasting black worktops over. Inset 5 ring gas burner with electric oven underneath and stainless steel cooker hood over. Built in eye level Bosch microwave. Inset sink and drainer unit. Door to the;

## Conservatory

Access to a private and secluded courtyard which is ideal for Al Fresco dining.

## Ground Floor Bathroom

Obscure double glazed window to side aspect. Modern suite comprising a large walk in shower enclosure with rainfall head. Low level WC and wash hand basin with vanity unit. Chrome heated towel rail.

## Bedroom One 17' 10" x 11' 4" ( 5.44m x 3.45m )

An elegant room which offers ample built in storage with folding and hanging space, a door allows for access to the eaves for additional storage, a pair of sliding doors gives access to the enclosed balcony which looks toward the River Stour.

## En-Suite

Obscure double-glazed window to side aspect. Large walk-in shower enclosure. Panel enclosed bath. Hand wash basin and WC unit. Chrome heated towel rail.

## Bedroom Two 14' 1" x 10' 2" ( 4.29m x 3.10m )

Double glazed window to the side aspect. Door to;

## En-Suite

Obscure glazed window to the rear aspect. Glass shower cubicle with rainfall shower. Hand wash basin with vanity unit. Low level WC. Chrome heated towel rail.

## Bedroom Three 9' 10" x 9' 10" ( 3.00m x 3.00m )

Located on the ground floor and accessed from the dining area end of the living room which is currently being used as a study and offers direct access to a private courtyard via double glazed sliding doors.

## Outside

The garden has been extensively landscaped to make the

most of this commanding location, set out with decorative patio areas and decking and a small ornamental fishpond which is complemented by various lawns. There is also a timber summer house which is presently used as a bar and a peaceful retreat. The private a secluded courtyard is to the rear of the property and is also a fabulous entertaining or relaxing area.

## Garage 16' 3" x 15' 5" ( 4.95m x 4.70m )

Electric door. Power and light.

## Workshop 16' 3" x 9' 10" ( 4.95m x 3.00m )

Power and light.

## Agents Notes;





To view this property please contact Connells on

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Property Ref: SBN306459 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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