



Beatty Road, Bournemouth

- Well presented detached house
- Extended to the side
- Landscaped rear garden
- Grill Cabin

£540,000

EPC Rating 'TBC'





Property Description

Very well presented three-bedroom detached family home situated in a highly sought-after residential location, conveniently close to local shops, well-regarded schools and regular bus routes.

A storm porch provides access to a spacious and welcoming entrance hallway with useful understairs storage. The ground floor benefits from water-fed underfloor heating and attractive tiled flooring throughout. The bright and comfortable lounge features a bay window and an attractive fireplace with a gas fire, creating an ideal space for relaxing.

The impressive kitchen/dining room is fitted with quality quartz worktops, an electric oven and a five-burner induction hob, complemented by ample storage cupboards and generous space for a dining table and chairs. French doors open directly onto the rear patio, making it perfect for indoor and outdoor entertaining. Adjacent to the kitchen is a useful utility room and a contemporary ground floor WC.





An internal door provides access to the attached garage, which benefits from power, lighting and an electric up-and-over door.

The first floor offers three well-proportioned bedrooms. The principal bedroom enjoys a bay window and bespoke full-width fitted wardrobes incorporating drawers, shelving and hanging rails. The second bedroom overlooks the beautifully landscaped rear garden, while the third bedroom also benefits from a bay window.

Completing the first floor is a luxurious fully tiled family bathroom, fitted with a Jacuzzi bath, separate shower cubicle, concealed cistern WC and a wash hand basin set within a stylish vanity unit.



Externally, the front garden is partly laid to lawn with a low hedge border, while a driveway provides off-road parking and leads to the attached garage. The landscaped rear garden is a particular highlight, featuring a large patio adjoining the kitchen and utility room, a lawn, decorative stone area and a useful storage shed. At the far end of the garden is a substantial decked seating area with an excellent detached cabin measuring approximately 4.45m x 4.37m, a great entertaining space.



The attached garage measures approximately 4.91m x 2.98m and benefits from foundations suitable for the potential addition of a fourth bedroom above, subject to obtaining the necessary planning consent.

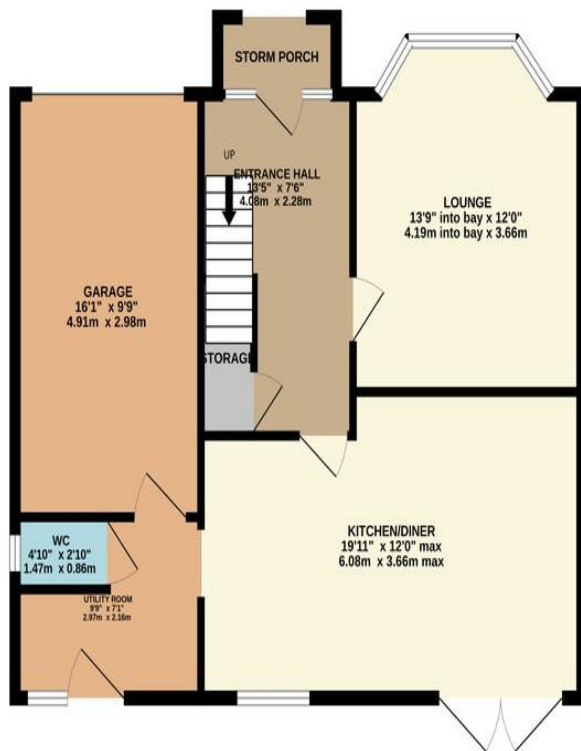
Council Tax Band D.



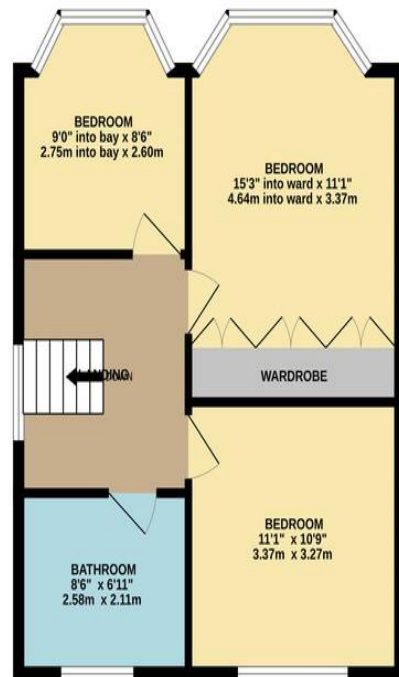




GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.9 sq.m.) approx.

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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