



Connells

Boundary Road
Bournemouth



Property Description

Situated in a sought-after residential location in Bournemouth, this substantial and highly versatile three-bedroom family home offers well-balanced accommodation arranged over multiple floors, complemented by a self-contained Ground floor annex with its own private access.

This unique layout makes the property ideal for multi-generational living, guest accommodation, or potential income opportunities.

Upon entering the property, you are welcomed into a spacious and inviting interior. The ground floor features a well-appointed main kitchen.

Adjacent to the kitchen is a generous dining room, to the rear, a bright and airy conservatory overlooks the garden, creating an additional reception space that can be enjoyed throughout the year.

The first floor comprises three well-proportioned bedrooms.

The second bedroom benefits from the added convenience of a modern en-suite shower room, while the remaining bedrooms are served by a family bathroom.

These rooms provide flexible accommodation suitable for families, home working, or guest use.

A standout feature of this home is the self-contained annex located on the top floor.

This space includes its own kitchen and bathroom facilities, along with private side access, allowing complete independence from the main house.

Externally to the front there is off-road parking. The rear garden offers a private outdoor space, perfect for relaxing, entertaining, or family activities.

Entrance Hall

Front aspect front door, laminated flooring and radiator.

Living room

Front aspect double glazed window, TV point, laminated flooring with feature fireplace and radiator.

Dining Room

Side aspect double glazed window, laminated flooring, understairs storage cupboard and radiator.

Kitchen

Rear aspect double glazed window and side aspect door to conservatory, a range of wall and base units and tiled splashback, induction 4 ring hob with extractor fan and hood over and oven below, integrated fridge/freezer, newly fitted conventional boiler and space for washing machine.

Conservatory

Double glazed rear and side aspect windows, laminated flooring and french doors to rear garden.

Landing

Side aspect double glazed window, loft hatch and radiator.

Bedroom 1

Front aspect double glazed window, laminated flooring, built in wardrobes and radiator.

Bedroom 2

Front aspect double glazed window, laminated flooring and radiator.

En Suite

Tiled walls with low level WC, hand wash basin, corner shower with glass shower screen and radiator.

Bedroom 3

Rear aspect double glazed window, laminated flooring, built in storage cupboard and radiator.

Bathroom

Side aspect double glazed window, airing cupboard, tiled walls with low level WC, hand wash basin, bath with shower over with glass shower screen and radiator.

Kitchen/Garden Annex/Studio

Front aspect double glazed window, and side aspect door with side access, laminated flooring, kitchen with wall and base units, 4 ring electric hob with extractor fan and hood over and oven below, breakfast bar and 2 stools, skylights, bathroom with hand wash basin, low level wc and shower cubical with glass shower screen.

Front Garden

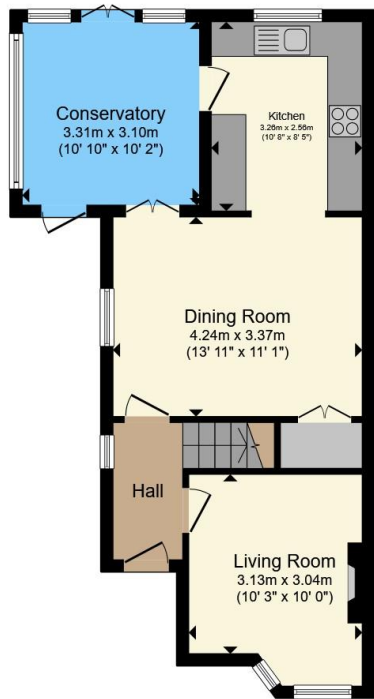
Enclosed front garden with hardstanding parking and gated side access to the rear of the property.

Rear Garden

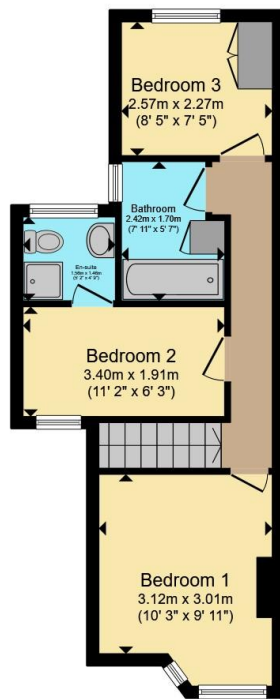
Part artificial lawn and part decked with mature shrubs and flowers.

Garage

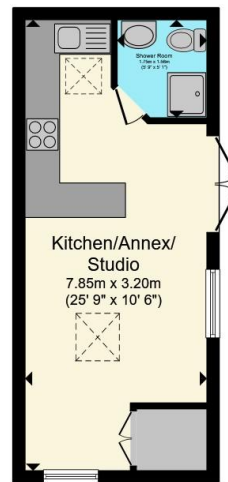




Ground Floor



First Floor



Outbuilding



Total floor area 113.1 m² (1,217 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/WIN307483

Tenure: Freehold



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