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ESTATE AND LETTING AGENTS

Gresham Road, Bournemouth

- Extended three bedroom detached house
- Extended to the side and rear
- Fantastic kitchen/diner/living space
- Utility room + downstairs cloakroom

£490,000

EPC Rating 'TBC'



63 Gresham Road, Bournemouth, BH9 1QS



Property Description

Extended & Well-Presented Three Bedroom Detached House

An extended and well-presented three bedroom detached house, ideally situated within a short walk of local schools, making this an excellent family home. The property has been thoughtfully extended to provide a superb kitchen/diner/family room measuring over 7m in length, together with a useful side extension incorporating a utility room and downstairs cloakroom.

The front entrance opens into a welcoming hallway with a useful understairs storage cupboard, which also houses the consumer unit. The separate lounge is positioned to the front of the property and benefits from a bay window providing plenty of natural light, together with a feature fireplace.





The impressive kitchen/diner/family room is a particular feature of the property, benefiting from water-fed underfloor heating, two skylight windows and bi-fold doors opening onto the well-maintained rear garden. The kitchen offers ample storage and worktop space, together with space for appliances. There is also excellent space for a large dining table and comfortable family seating, creating a versatile and sociable living area. The adjoining utility room and downstairs cloakroom are accessed from the kitchen.

The ground floor is finished with hard flooring and neutral décor throughout.



Upstairs, there are three bedrooms and a family bathroom. Both double bedrooms benefit from fitted wardrobes, providing useful additional storage.

Outside, the front garden is laid to shingle and provides off-road parking. The garden is screened by hedgerow, with a gated pathway leading to the side of the property.

The well-maintained rear garden features a large decking area, providing plenty of space for outdoor furniture and entertaining. The remainder is predominantly laid to lawn with shrub borders, while a further section at the end of the garden is laid to bark chippings and includes a garden shed.



Viewings are highly recommended to appreciate the spacious and versatile accommodation on offer.

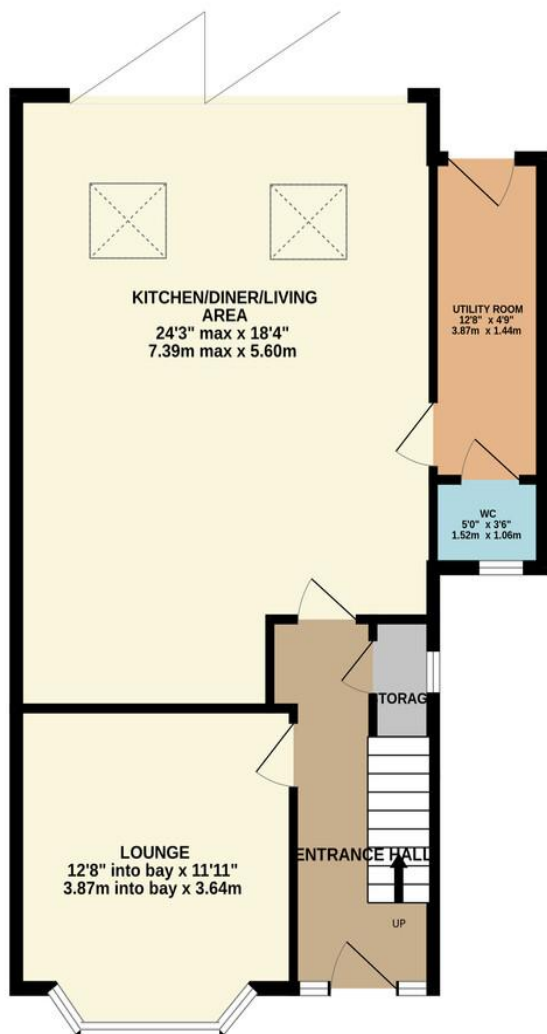
Council Tax Band: D



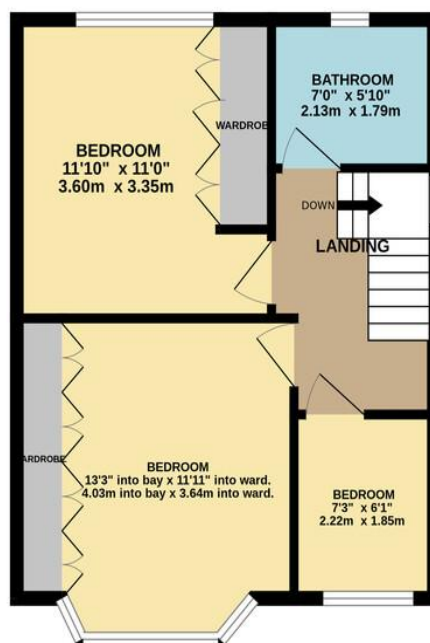




GROUND FLOOR
723 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.4 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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