



Estate Agents



Auctioneers

Arnewood Road, Southbourne, Bournemouth, BH6 5DW

£625,000 – Freehold

Stunning Three Bedroom, Two Bathroom Extended Detached House
Porch | Hallway | Lounge | Sitting Room | Kitchen | Dining Room | Shower Room
First Floor Landing | Three Bedrooms | Family Bathroom | Landscaped Rear garden | Garden Room | Utility Room

A quite superb three bedroom, two bathroom detached house which is presented in truly immaculate order throughout with no expense spared. The house boasts UPVC double glazing, gas central heating, CCTV system, low maintenance exterior cladding, plantation shutters, two reception rooms, luxury kitchen, orangery-style extension, ground floor shower room, three bedrooms, modern bathroom, designer radiators, landscaped gardens, utility room and a garden room/gym. There are too many highlights to list - this house must be viewed to be fully appreciated.

Enter into the particularly spacious front porch offering ample storage and then the main door into the hallway. The hallway has two large storage cupboards, stairs to the first floor with a useful office space under and doors to the main rooms. To the front is the professionally interior-designed lounge with feature LED lighting and bay window with shutters. To the rear is the cosy sitting/TV room which was previously the dining room; this then leads open-plan to the stylish modern kitchen with a full range of gloss-fronted wall and base units having granite work surfaces over, built-in dishwasher, wine fridge, double oven & gas hob and space for fridge/freezer. To the rear a fantastic orangery-style extension has been added, with bi folding doors on two sides and a lantern style roof light. There is also a modern shower room on the ground floor with double shower cubicle, w/c and basin and stylish tiling.

From the first floor landing there are three bedrooms - the master bedroom has a bay window with shutters and range of built-in wardrobes having sliding doors, bedroom two also has fitted wardrobes and a built-in desk, the third bedroom is a good sized single with shutters to the front aspect window. The modern bathroom has a large bath, w/c and basin complemented by stylish tiling.

Outside, the frontage is surrounded by contemporary metal fencing and gates. The rear garden has been landscaped with porcelain patio and features a covered entertaining area with composite decking and space for the large hot tub (available by separate negotiation). There is separate utility room with ample cupboard space which houses the washing machine and dryer. The owners have also added a superb Garden Room with French doors opening onto the main patio - this room has an electric heater, power and space for wall mounted TV - currently in use as a gym but could be an office or playroom. Further storage room and gated side access.

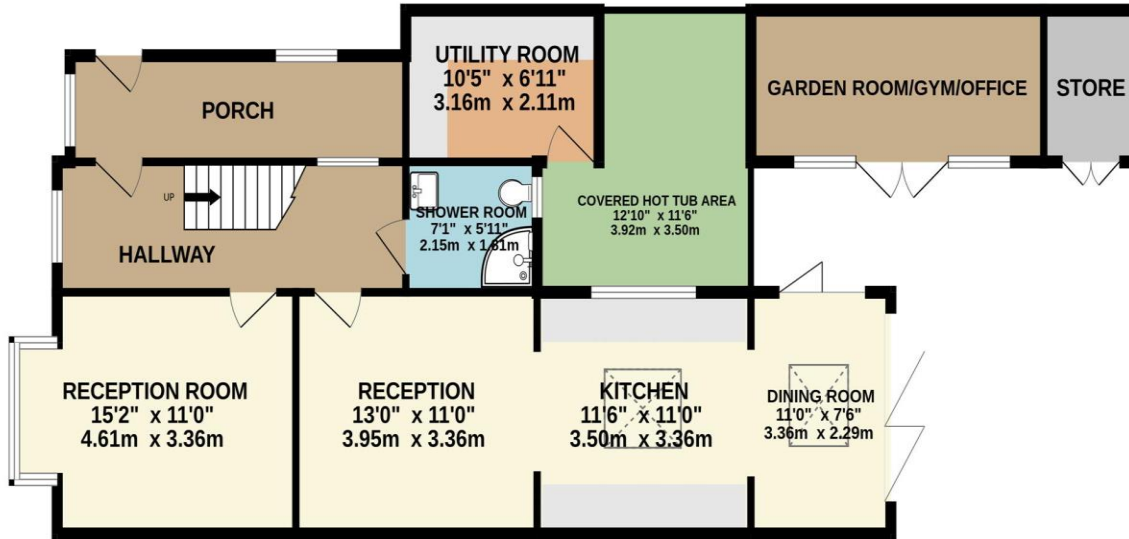
Council Tax Band: D

EPC Rating: to be confirmed

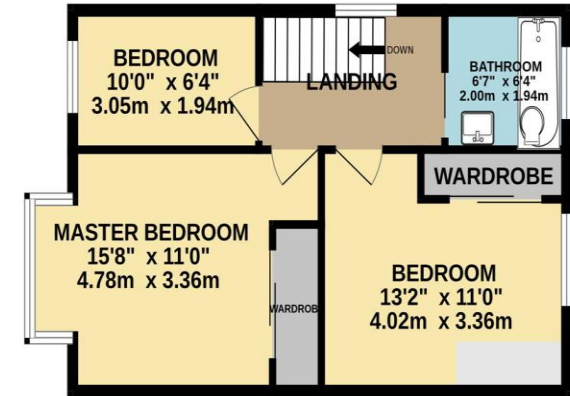




GROUND FLOOR
965 sq.ft. (89.7 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1442 sq.ft. (134.0 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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