



Estate Agents



Auctioneers

Dingle Road, Boscombe Manor, Bournemouth, BH5 2DR

Guide Price £875,000-£900,000 Freehold

Spacious Detached Family Home in Premier Location, close to the Beach and Shops

**Entrance Hallway | Ground Floor Shower Room | Lounge | Dining Room | Office/Playroom | Sitting Room
Kitchen/Breakfast Room | First Floor Landing | Master Bedroom with En-Suite | Two Further Double Bedrooms
Large Bathroom | Driveway & Garage | Rear Garden**

A rare opportunity to purchase a deceptively spacious three double bedroom, three bathroom detached house with four reception rooms and accommodation of over 2000sqft - situated in one of the area's most sought after roads just a few minutes' walk from both the stunning clifftop and sandy beaches at Southbourne, plus the popular shopping parade at Southbourne Grove with its cosmopolitan array of local shops, bars, restaurants and coffee shops. The property boasts some lovely original character features plus gas central heating, 17' lounge with feature fireplace, 15' dining room, 13' playroom/office, 16' sitting room, ground floor shower room, 13' kitchen/breakfast room, 17' master bedroom with en-suite, two further double bedrooms both with fitted wardrobes, large bathroom, detached garage and driveway, plus a 50' rear garden.

Enter into the generous hallway with stairs leading to the first floor, large storage cupboard and door to the useful ground floor shower room and w/c. To the front aspect is the 17' lounge which has a bay window and feature fireplace, and the 15' dining room also has a bay window. There is a large 13' x 13' playroom/office to the side aspect with a useful pull-down double bed for visitors, a separate cupboard housing the boiler and utility space for washing machine. To the rear of the property there is a 16' reception room with feature fireplace and French doors leading to the garden. The 13' kitchen/breakfast room is fitted with a good range of units, having a built-in hob and newly installed oven, plenty of space for table & chairs and a door leading out to the patio.

Upstairs, the generous sized landing has a feature stained glass window and there are three excellent bedrooms. The master bedroom has a bay window, fitted wardrobes and its own en-suite shower room with basin and w/c. Both bedrooms two and three are good sized doubles and again have fitted wardrobes. The family bathroom is very spacious and comprises of a bath, basin, bidet and w/c plus two large storage cupboards. Access to loft space from landing.

Outside, the front garden is laid to lawn with mature shrubs and has a long driveway providing off road parking for several cars and leading to the detached garage. There is also an additional parking space to the left hand side. The rear garden extends to approx. 50' in length, is mainly laid to lawn with patio area and enjoys a sunny south easterly aspect.

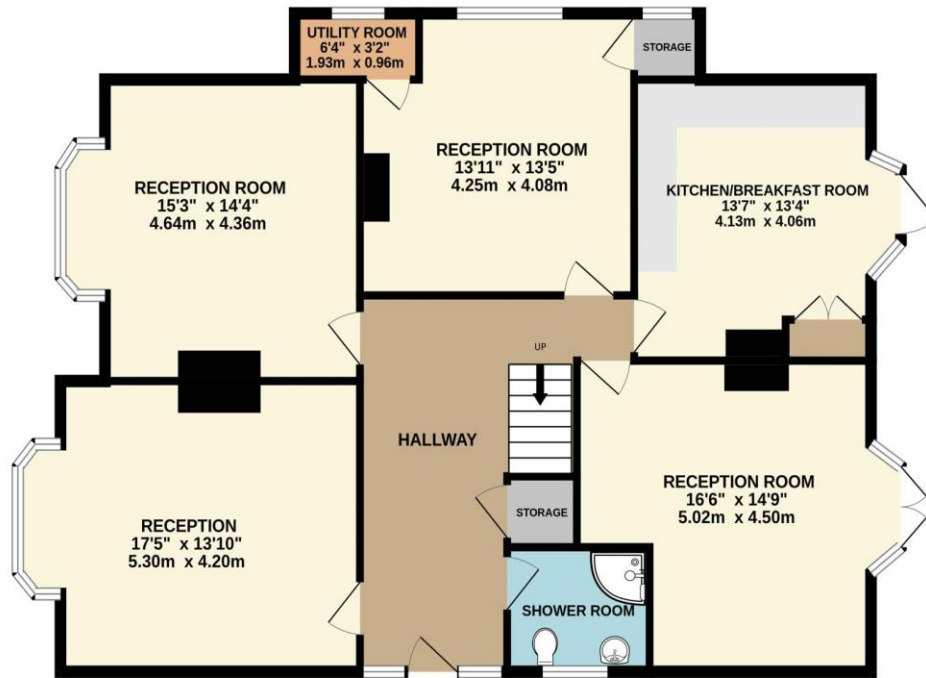
Council Tax Band: F

EPC Rating: 49 | E

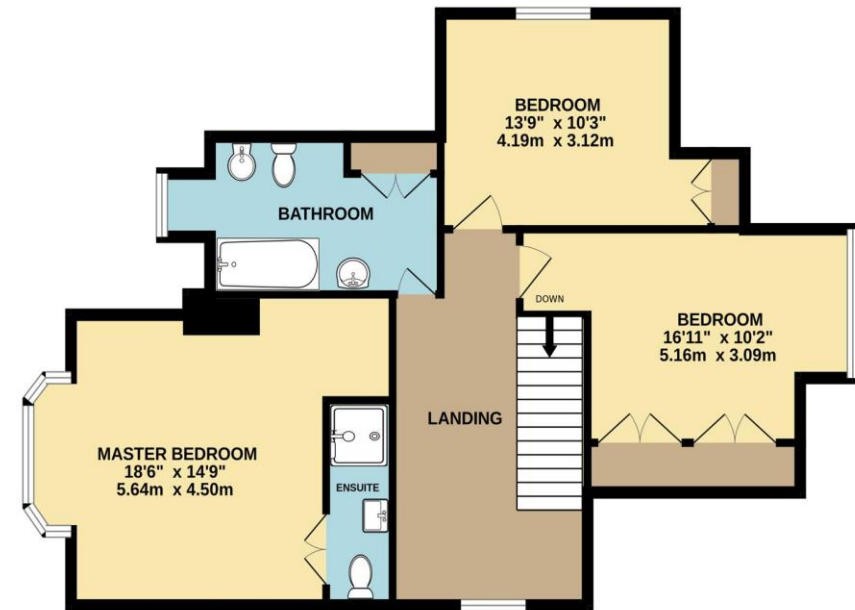




GROUND FLOOR
1211 sq.ft. (112.5 sq.m.) approx.



1ST FLOOR
796 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 2008 sq.ft. (186.5 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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