



Estate Agents



Auctioneers



# **Newcombe Road, Southbourne, Bournemouth, Dorset, BH6 5LX**

## **Guide Price £600,000 – Freehold**

**Four Bedroom Detached Chalet Bungalow | Entrance Hallway | Reception Room | Two Ground Floor Bedrooms  
Ground Floor Shower Room | Kitchen/Breakfast Room | Conservatory | Stairs to Two Further Bedrooms  
Second Shower Room | Garage & driveway | Superb Rear Gardens**

An immaculately presented four bedroom, two bathroom detached chalet bungalow, situated in a quiet residential location and benefiting from a superb rear garden. The property features UPVC double glazing, gas fired central heating, 16' x 15' reception room, two ground floor double bedrooms, modern ground floor shower room, modern kitchen/breakfast room, UPVC conservatory, two first floor bedrooms, second modern shower room, detached garage & parking, and a quite superb rear garden. Viewing recommended!

Enter into the hallway with stairs to the first floor and doors to all the main rooms. To the front aspect there are two good sized double bedrooms both with double glazed windows. The spacious 16' x 15' reception room has a large bay window to the rear with a door leading to the garden. There is a 12' kitchen/breakfast room with good range of units and space for a table and chairs; this leads on to the 14' double glazed conservatory with doors to the patio. There is also a modern ground floor shower room and w/c with stylish tiling.

Upstairs there are two further bedrooms and an additional shower room - again with w/c and stylish modern tiling.

Outside, there is a Garage accessed via gated secure driveway. The front garden has mature shrubs, and off road parking for 2/3 cars. The wonderful rear garden is a stand-out feature of this property, with secluded patio and pergola area. The lawn area is surrounded by an abundance of mature flower and shrub borders and enjoys a sunny southerly aspect.

Council Tax Band: Band D

EPC Rating: to be confirmed



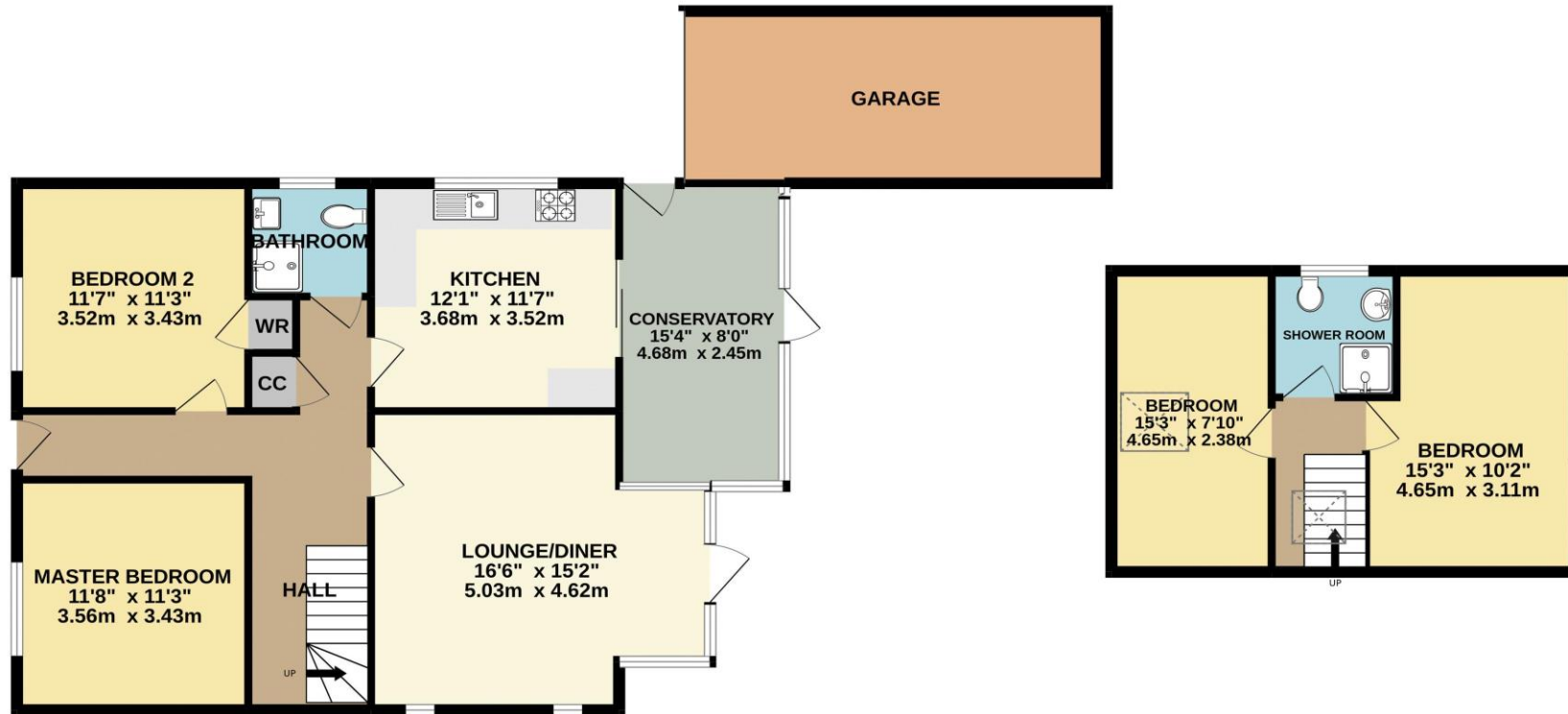






GROUND FLOOR  
1125 sq.ft. (104.5 sq.m.) approx.

1ST FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 1469 sq.ft. (136.5 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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