



Estate Agents



Auctioneers



# Petersfield Road, Boscombe East, Bournemouth, BH7 6QN

## Guide Price £750,000 – Freehold

**Superb Four Bedroom, Two Bathroom Extended Detached House**  
**Entrance Porch | Hallway | 23' Reception Room | 16' Cinema Room | 22' Kitchen/Diner | Utility Room | Downstairs W/C**  
**First Floor Landing | 19' Master Bedroom | Three Further Bedrooms | Two Bathrooms**  
**Landscaped Rear Garden Backing onto Playing Fields | Off Street Parking**

A superbly presented and extended four bedroom, two bathroom detached house situated in the sought after residential area of Boscombe East, close to the tennis courts at Swanmore Gardens, Iford Golf course and riverside walks along The Stour; Tesco Extra supermarket is nearby and the A338 gives easy access into Bournemouth town centre. Award winning sandy beaches at Southbourne are only 1.5 miles away and the major employers of JP Morgan and Bournemouth hospital are within walking distance. This handsome property enjoys a host of benefits, including a 23' reception room, cinema room, 22' x 16' kitchen/diner with central island unit, separate utility room, downstairs w/c, four first floor bedrooms and two bathrooms. This house must be seen to be fully appreciated!

Enter the property via the porch and into the hallway with door to the downstairs w/c. To the left hand side is the 23' reception room which has a bay window and feature brick fireplace. To the rear is a beautifully designed 22' x 16' open-plan kitchen/breakfast room with a feature island, quartz worksurfaces and Velux windows giving the room lots of natural light; there is also a useful utility room where the boiler is located. On the ground floor there is also an additional cinema room, which has a high specification entertainment system with Atmos surround sound built-in speakers, television with mood lighting and a feature fireplace - from this room there a sliding doors leading out to the garden.

On the first floor there are four bedrooms. The impressive master bedroom measures 19' in length and has fitted wardrobes, there are three further good sized bedrooms. There is a stylish fully fitted shower room, and a luxurious modern four piece family bathroom with a jacuzzi bath, and a fully tiled walk-in shower.

Outside the good sized rear garden backs onto the playing fields. Fully landscaped with artificial grass, well tended shrub borders and two patio areas. To the front of the property is a paved driveway providing off road parking for 2/3 cars and access to the storage area (former garage).

EPC Rating: 59 | D

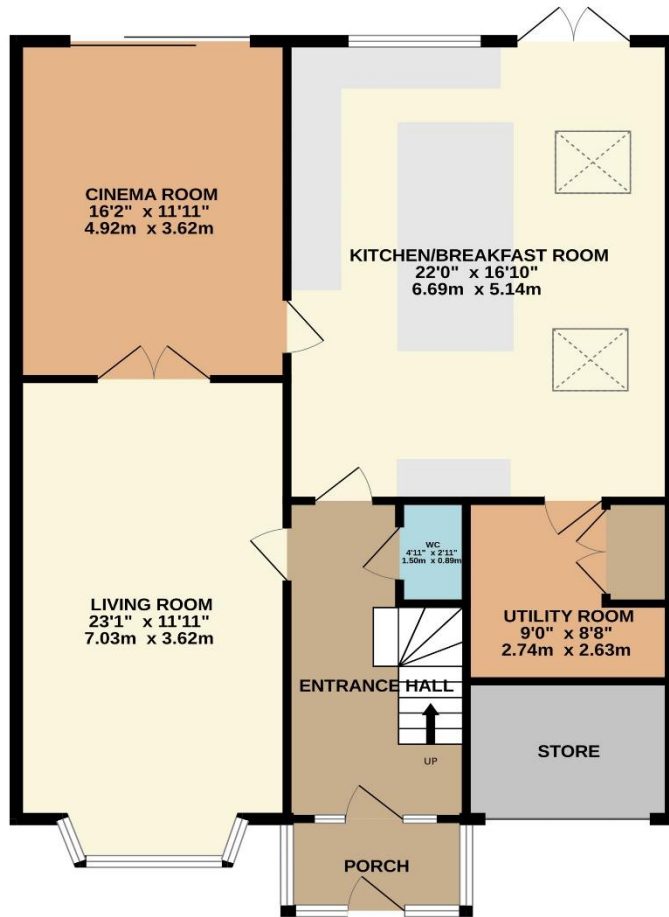




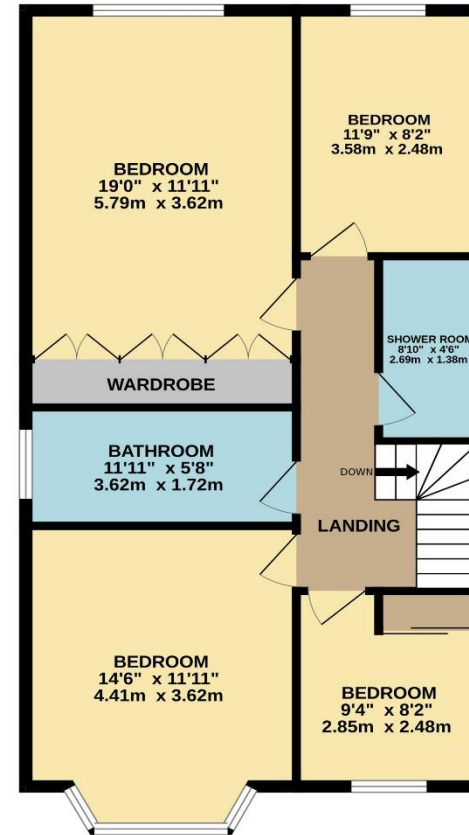




GROUND FLOOR  
1117 sq.ft. (103.8 sq.m.) approx.



1ST FLOOR  
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 1880 sq.ft. (174.7 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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