



**11 Gainsborough Road**  
Boscombe East, BH7 7BD  
Offers In Excess Of £650,000

**Winkworth**





OIEO - £650,000

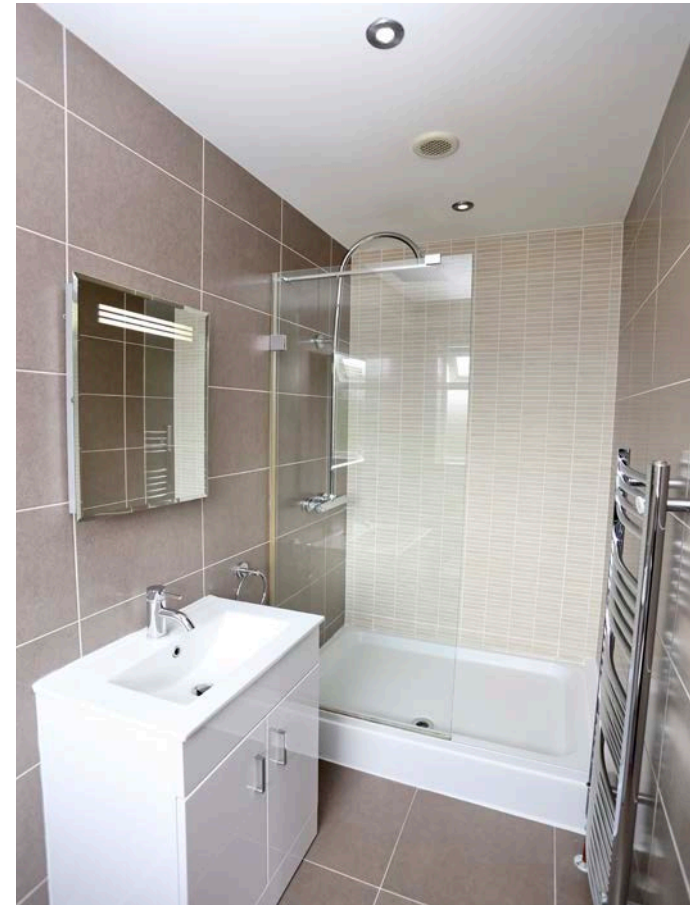
01202 434365 | southbourne@winkworth.co.uk

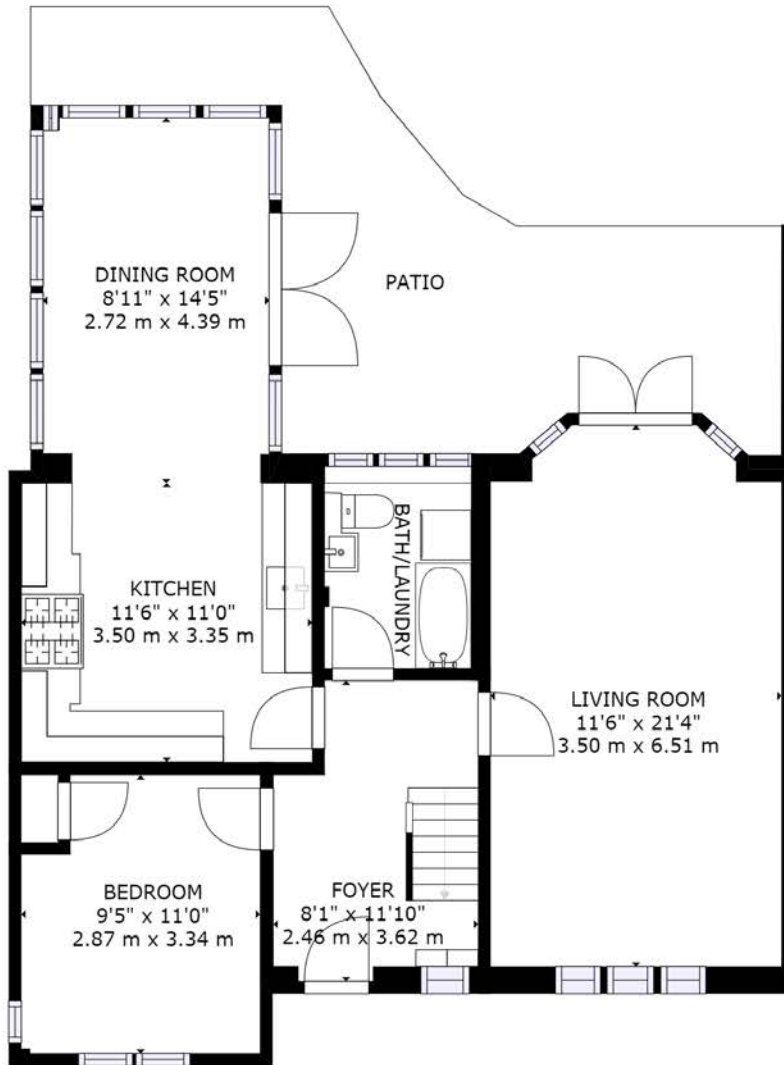
**A spacious and beautifully decorated family home, ideally situated for parkland and excellent school catchments with a sunny and expansive rear garden.**

This wonderful home benefits from three spacious, double bed-rooms upstairs and an additional bedroom / office on the ground floor. The main bedroom is exceptionally large and has a spacious en-suite shower room. The main family bathroom has been beautifully renovated and benefits from underfloor heating.

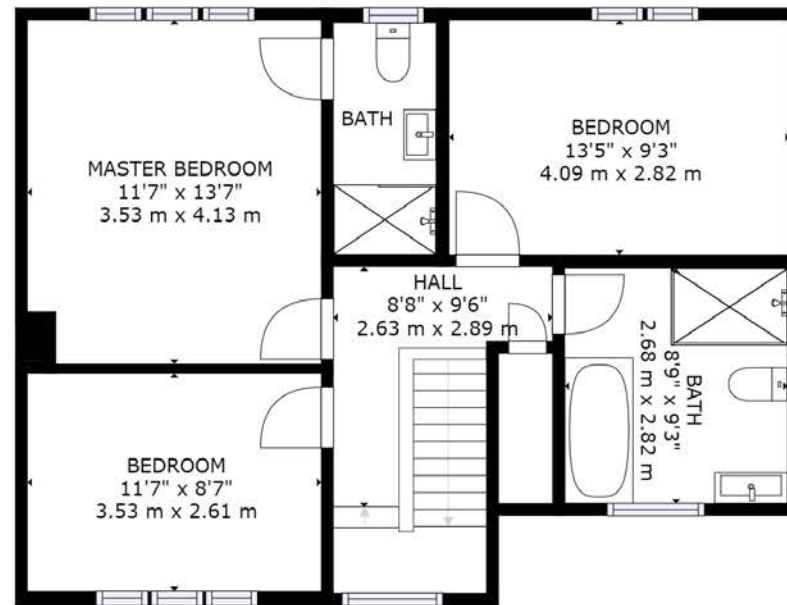
The spacious kitchen opens up into the dining room which in turn opens onto the expansive south east facing rear garden. The dual aspect lounge is over 21ft in length and also opens to the garden. Outside you will find ample off road parking for several vehicles on the driveway and an outbuilding in the rear garden.

- **Open Plan Kitchen / Diner**
- **Modern Kitchen**
- **Utilty Room / WC**
- **Home Office**
- **3/4 Double Bedrooms**
- **En-suite Shower Room**
- **Large Family Bathroom**
- **Ample Off Road Parking**





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 756 sq. ft, 70 m2, FLOOR 2: 632 sq. ft, 59 m2  
 TOTAL: 1388 sq. ft, 129 m2  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Boscombe East is a popular residential area located a short distance from Kings Park providing a number of walks. Locally Pokesdown provides a number of shops including both Sainsburys Local and Tesco Express. The award winning blue flag sandy beaches are located approximately two miles away with a level walk promenade extending from Hengistbury Head through to Sandbanks.

A local bus service provides links to Bournemouth and Poole with a different shopping experience together with a number of restaurants and bars providing a vibrant nightlife. A local train station provides direct links to Southampton, Southampton Airport and London which is approximately 100 miles away.

Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.



## Winkworth Southbourne

29 Southbourne Grove, Southbourne, Dorset, BH6 3QT  
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[winkworth.co.uk/southbourne](http://winkworth.co.uk/southbourne)

**Winkworth**