



20 PETERSFIELD ROAD
BOSCOMBE EAST
BH7 6QJ

GUIDE PRICE
£600,000-£625,000
FREEHOLD

“A substantially enlarged detached 3 double bedroom family home with a detached garage and off road parking for several vehicles.”

Winkworth

for every step...

GUIDE PRICE £600,000-£625,000

Three Double Bedrooms
Spacious Kitchen / Breakfast Room
Separate Lounge and Dining Rooms
Orangery With Lantern Roof
Off Road Parking For 4 Vehicles
Downstairs WC
Detached
Garage

EPC: C | COUNCIL TAX: E | FREEHOLD

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Why Petersfield Road?

Petersfield Road is conveniently located a short distance to Southbournes vibrant high street with an array of independent cafes, restaurant's and local convenience shops. Also located nearby is the Littledown centre with gym and swimming pool, Kings Park nursery for any green fingered enthusiasts, playing fields and athletics stadium. Bus stops and Pokesdown train station provide fantastic transport links, this family home really caters for everyone.

This extended, 3 bedroom detached family home is well presented throughout. Upon entering, you are greeted with a spacious entrance hall. The dining room is located to the front of the property, large windows with modern shutters flood the room with natural light. This leads through to the second reception room, which has

been extended to include a lantern style roof, giving a real sense of space and light in turn seamlessly leading into the orangery with another lantern style roof and doors which give direct access to the rear garden.

The kitchen incorporates a range of modern units with integrated appliances, including a dishwasher, oven with gas hob and a stainless steel overhead extractor. A separate utility area has space and plumbing for washing machine and tumble dryer. Also located on the ground floor is a WC with wash hand basin.

Located on the first floor are 3 bedrooms, all double in size, serviced by the spacious family bathroom which includes a large double shower cubicle, hand wash basin, wc, fully tiled walls and flooring.



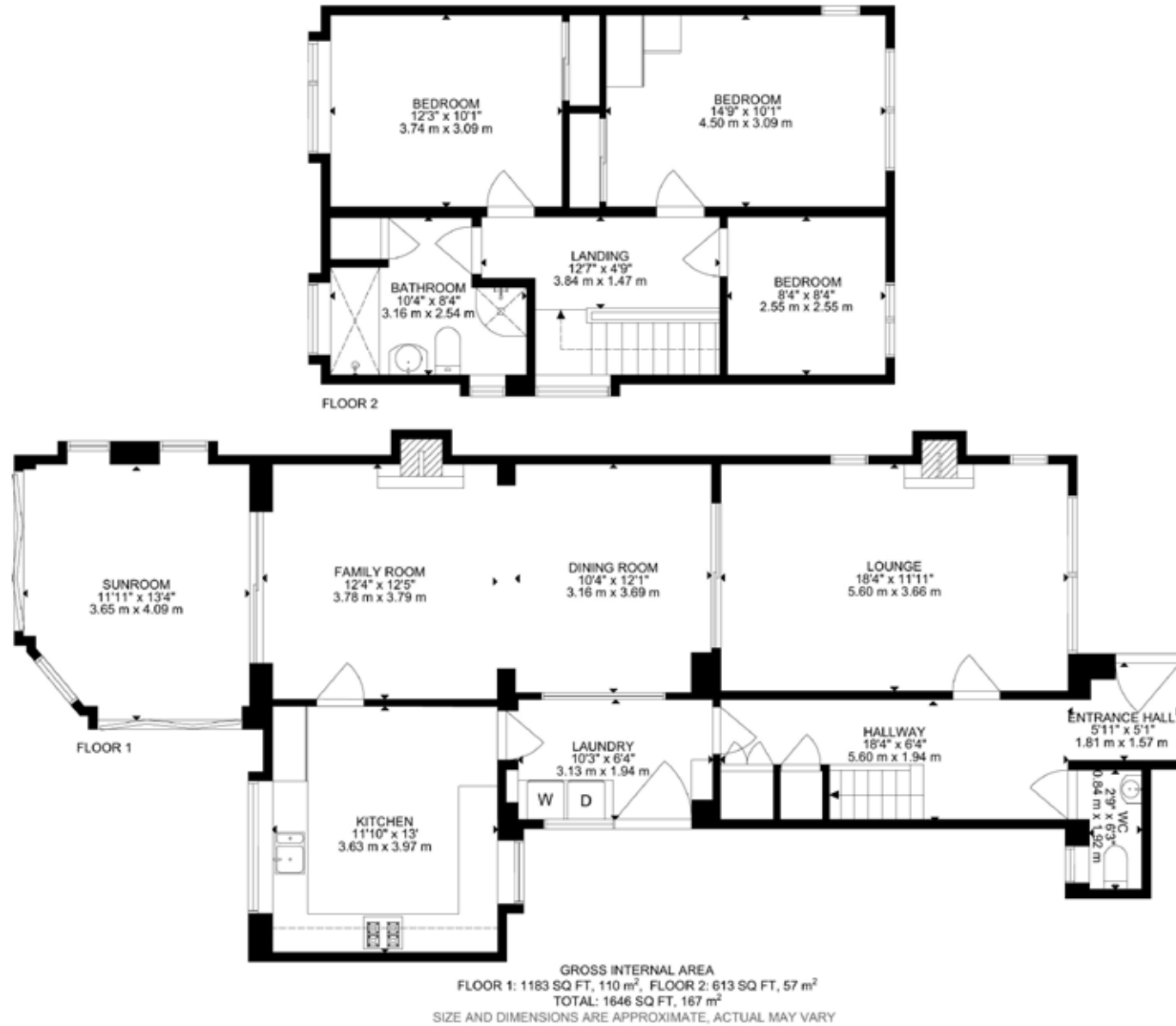


There is a patio area adjacent to the rear of the property to enjoy al fresco dining or simply bathe in the summer sun, mature trees and shrubs provide a good degree of seclusion with the remainder laid to lawn. The detached garage can be accessed via the driveway with a door to the rear. The block paved driveway provides off road parking for four vehicles.

Why Boscombe East?

Boscombe East enjoys leafy tree lined avenues with most of the properties built circa 1930. By contrast, Littledown is a more modern development built circa mid 80's. It is conveniently located just a short distance to Southbourne, the Royal Bournemouth Hospital and the Littledown centre with its indoor pool, gym, football pitches and plenty of after school activities such as gymnastics. There is a playpark for the little ones, a lake and picnic areas. It also has a good primary and secondary schools making this a very family friendly area.





DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

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