



NELSON ROAD, BOURNEMOUTH, DORSET, BH4

£995,000 FREEHOLD

A substantial detached five bedroom family home conveniently located within walking distance to Westbourne which benefits from a vibrant coffee culture and a variety of shops whilst also being near to the beach. Situated privately behind private electric gates this home is in superb order throughout and offers ample living space for a large family.

Substantial 5 Bedroom Detached Family Home | Kitchen/Breakfast Room & utility | Insulated Conservatory | Electric Gates | Two Reception Rooms | Short Walk To Westbourne | Detached Garage | Gas Central Heating | Double Glazed Throughout

Westbourne | 01202 767633 |

Winkworth



LOCATION

The property is situated within good school catchments including St. Michaels or Bishops Aldhelm's primary schools and Harewood/Avonbourne boys and girls schools. As well as these further option include the local Grammar Schools and Talbot Heath private school is in only a short walk away.

Also close by is the leisure and shopping facilities of Westbourne with bus routes to Bournemouth. The nearby Coy Pond is renowned for its beautiful willow trees and sylvan walks alongside a gentle stream which snakes through the pleasure gardens, finally coming to rest in Bournemouth which boasts renowned award-winning Blue Flag beaches which stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service. Branksome train station is the most local of the stations and is conveniently located within walking distance.



DESCRIPTION

The property is located at the end of a private driveway behind electric gates. The front of the house is paved and provides a generous amount of parking for multiple cars. A detached garage is also found to the front of the property which has an electric up and over door as well as benefiting from power and lighting.

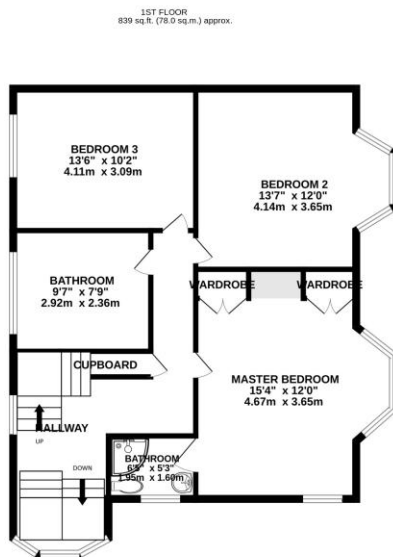
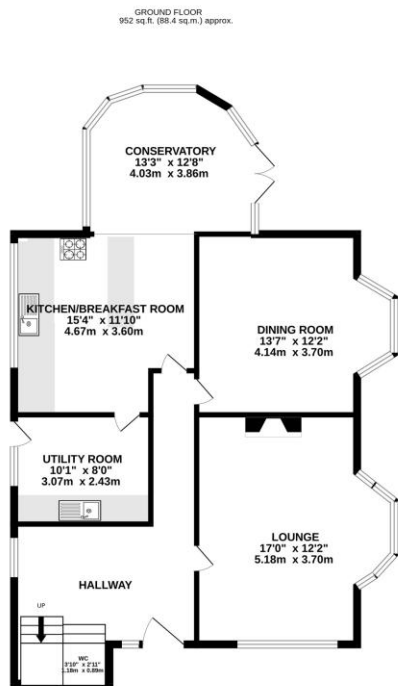
The house has been sympathetically renovated creating spacious modern accommodation whilst retaining many of the original character features. Large investment has been made to increase the energy efficiency of the house to include new cavity wall insulation, an air source heat pump and underfloor heating. A large front door gives access to a bright and airy entrance hallway which has doors to all principal ground floor rooms. The living room is spacious and benefits from a large bay window, high ceilings and a delightful wood burner helping to make this a cosy family room. Similarly the bright second reception room (currently arranged as a play room) benefits from a large bay window and could be used as a dining room.

The contemporary kitchen breakfast room is a particular feature of the property and has been superbly finished with high gloss tiles with underfloor heating (runs throughout kitchen and conservatory) sweeping into a beautiful conservatory to the rear of the home. The conservatory roof has been fully insulated making the room useable all year round without temperature extremes and is fitted with an air source heat pump for low cost energy efficient heating and cooling. There are double doors which lead out to the rear garden. The kitchen complete with integrated appliances, induction hob, wine fridge and breakfast bar is ideal for modern open plan family living. Also accessed from the kitchen is a utility room, complete with washing machine, space for tumble dryer or secondary fridge freezer, stainless steel sink and door for side access. The ground floor also benefits from a WC with wash hand basin.

The first floor landing features a patterned double glazed bay window and doors to three generous double bedrooms. The master bedroom is a great size, recently re-carpeted and benefits from built in wardrobes, dual aspect and elevated tree top views from the bay window. The master bedroom benefits from a newly fitted modern ensuite shower room. Two further bedrooms on this floor have been finished to a good standard and are all large enough to suit double beds and free standing furniture as required. The family bathroom comprises of a modern suite to include roll top bath, large corner shower, wc and wash hand basin inset to a vanity unit.

The second floor was converted in 2011 and comprises two further bedrooms and an open plan office space on the generous landing. Also on this floor is a good size family bathroom with contemporary finish white suite to include, panelled bath, WC and wash hand basin. All of the rooms benefit from double glazed Velux windows and there also ample storage on this level including eaves space.

Outside the garden wraps around the whole house which allows varying sections to be in the sun throughout the day. The garden accommodates; room for a child's play house, vegetable patch, plenty of space for outdoor living. This property must be viewed to be appreciated.



TOTAL FLOOR AREA : 2173 sq.ft. (201.9 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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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: F

TENURE: Freehold

LOCAL AUTHORITY: BCP

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		71 C
39-54	E	54 E	
21-38	F		
1-20	G		

AT A GLANCE

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