

31 Tuckton Road, Southbourne,
Bournemouth, Dorset, BH6 3HR

Guide Price **£775,000**

 4

Bedrooms

 2

Living

 1

Bathroom

 1

Driveway



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

 Slades

Set opposite Seafield Gardens within walking distance of beach & shops

SET OPPOSITE SEAFIELD GARDENS AND WITHIN WALKING DISTANCE OF BEACH AND SHOPS, THIS FOUR BEDROOM DETACHED HOME IS WONDERFULLY LOCATED!

The property is entered through a period front entrance door with storm porch, an L-shaped hallway with wooden flooring then giving space for coats and shoe storage, with doors leading to both living areas and a ground floor WC.

A formal lounge with a large box bay window overlooks the front of property and Seafield Gardens opposite. A great sitting space, there is ample room for a wide range of furniture and a fireplace fitted with a log burner, perfect for winters nights.

To the rear of the property there is a superb kitchen/dining/day room featuring a fully tiled floor with underfloor heating. A real hub for the home, this characterful yet open plan space gives room for a large dining table and lounge furniture making it perfect for day to day living. It offers a dual aspect with windows overlooking the front and rear, plus a set of glazed French doors leading out to the rear garden.

A separate utility room offers a good range of base level storage cupboards and extensive working surfaces with space for a washing machine and tumble dryer. A stable style door leads to the rear garden and there are windows to both the side and rear.

Moving up to the first floor, an attractive landing has doors to all four bedrooms and the family bathroom.

The spacious master bedroom overlooks Seafield Gardens to the front and comes complete with fitted wardrobes. Bedrooms two and three also make for excellent double rooms, with bedroom four making a generous single room.

The family bathroom has been updated with a period suite and complimentary tiling featuring a roll top freestanding bath and a separate corner shower.

Outside, the property has an attractive frontage, gardens offering lawn, well stocked borders, and a seating area. A dropped kerb leads to slab work driveway which could provide off road parking, although with plentiful parking available on the road, our sellers have elected to enclose the drive with a picket fence and gates to the front.

A gated side pathway leads to the rear garden. Abutting the rear of the home there is a patio with seating/Bar-b-q area, steps then leading up to the main area of garden which offers two lawned areas, a second patio area, various flower/shrub beds, and a storage shed.

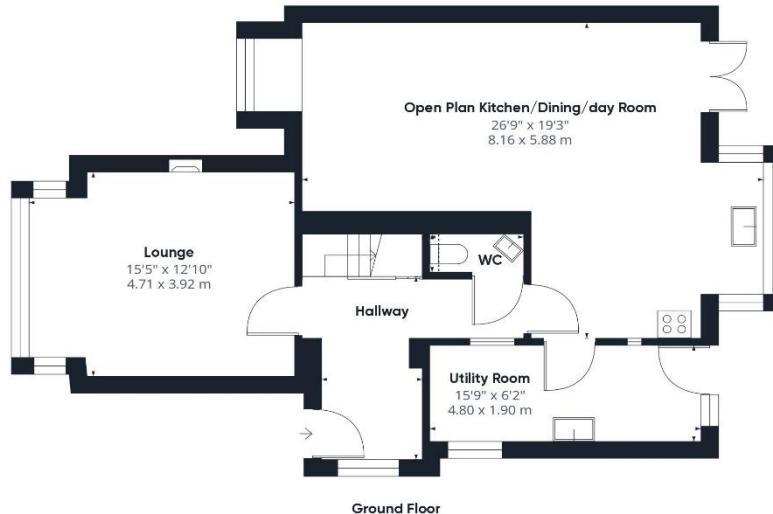
A great opportunity within a quiet yet convenient location, we strongly recommend taking the opportunity to arrange a viewing via us, the sellers chosen sole agents.

TENURE: Freehold
COUNCIL TAX BAND: E



KEY POINTS

- Four bedrooms
- Detached house
- Great location!
- Kitchen/dining/day room
- Separate utility room
- Formal lounge



Approximate total area⁽¹⁾

1541.93 ft²
143.25 m²

Reduced headroom

1.29 ft²
0.12 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



