

10 Warren Edge Road, Southbourne,
Bournemouth, Dorset, BH6 4AX

Guide Price **£795,000**



Bedrooms



Living



Bathroom & En-suite



Drive & Garage



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1992

THE PROPERTY PROFESSIONALS
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An updated and superbly located detached home.

UPDATED AND WELL-PRESENTED THROUGHOUT THIS FOUR BEDROOM DETACHED HOME IS SUPERBLY LOCATED JUST A FEW HUNDRED YARDS FROM LOCAL BEACHES AND FEATURES AN OPEN PLAN KITCHEN/DINING/DAY ROOM.

Entering the property a hallway offers built in storage and a ground floor WC. Stairs lead to the first floor and doors lead off to both living areas.

To the rear of the home a wonderful open plan room offers plentiful day to day living and dining space and has French doors leading out to the rear garden. It also features a well-equipped kitchen with a large island giving room for four stools and making a great informal dining space.

Adjacent to the kitchen area a separate utility provides space for a washing machine and tumble dryer and also houses the homes modern gas boiler. There is a range of additional storage and a door leading to the side/rear of the home.

Overlooking the front of the home a second reception room is arranged as and makes for a great snug lounge, although it would equally make a great formal dining room.

The first floor offers four bedrooms, three of which make for excellent double rooms, bedroom four making a single room or an excellent study.

The master and second bedrooms are set to the rear and both feature views over roof tops towards Christchurch Harbour beyond.

The master bedroom benefits from a luxury en-suite fitted with twin countertop wash basins and a large walk in rain shower. There is also a high spec family bathroom featuring a double ended bath and a separate shower.

Outside, the property is set on a corner plot with driveways to the front and rear offering plentiful off-road parking, the rear driveway also leading to a detached garage which has power, light and a personal door leading to the rear garden.

Front gardens are enclosed by low level walling and laid with well-tended lawn bordered by an array of shrubs. Rear gardens are fully enclosed and laid with patio and lawn. There is a decked area abutting the rear boundary and a large wooden outbuilding set to the side boundary, which is sub-divided, one part offering a storage/shed area, the second larger space arranged as a garden chalet/office space.

Wonderfully located just a short distance from local beaches and within easy striking distance of both Hengistbury Head and Southbourne Grove, this turnkey home presents an excellent opportunity within a highly sought after coastal location. Please call us to arrange your internal viewing.



KEY POINTS
Great location
Modernised throughout
Four bedrooms
En-suite and family bathroom
Two driveways and garage
Open plan living space

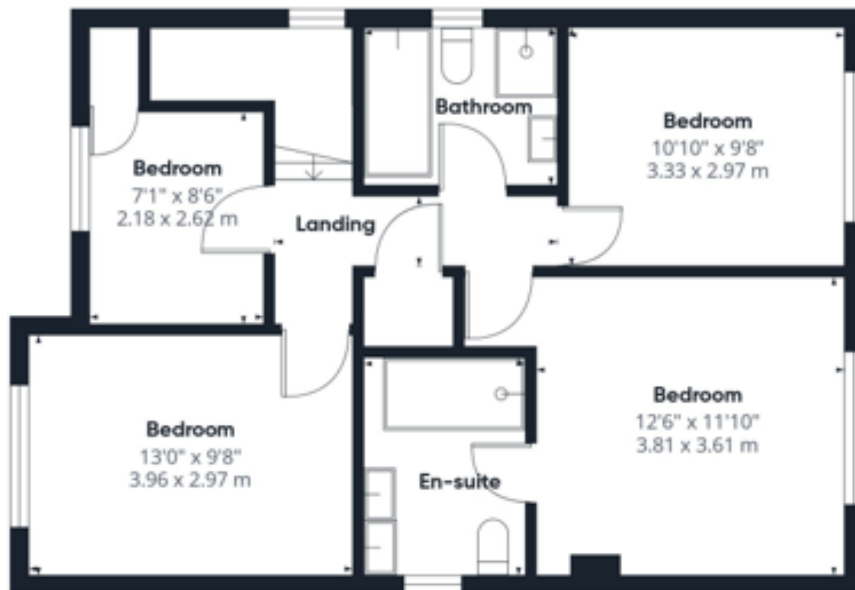


Ground Floor Building 1

Approximate total area⁽¹⁾

1281 ft²

119 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Slades - Southbourne 51 Southbourne Grove, Bournemouth, Dorset, BH6 3QT
01202 428555 | sales@sladessouthbourne.co.uk
Website www.sladeshomes.co.uk

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