



4 Warren Edge Road, Southbourne,
Bournemouth, Dorset, BH6 4AU


Asking Price **£900,000**

 3/4

Bedrooms

 1/2

Living

 4

Bathroom/Ensuite



Drive & Garage



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1992

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A very well located and presented home with a great garden!

HAVING BEEN REMODELLED AND UPDATED IN RECENT YEARS THIS DETACHED HOME OFFERS MODERN AND WELL-PRESENTED ACCOMMODATION TO INCLUDE 3/4 BEDROOMS SERVED BY 4 BATHROOMS. SET ON A GREAT PLOT CLOSE TO BEACHES, IT IS A MUST-SEE HOME!

Well located within easy walking distance of local beaches, this chalet style home is immaculately presented throughout, and presents a great opportunity within a sought-after location.

Entering the property an attractive hallway boasts beautifully refurbished wood parquet flooring which continues throughout most of the ground floor. It also features an oak staircase leading to the first floor, and matching doors leading to all principal ground floor rooms.

The lounge offers plentiful room for a good range of furniture and overlooks the front of property via a bay window.

To the rear of the home there is then a versatile second reception room which has French doors leading out to the rear gardens. This is currently arranged as a formal dining room, but could equally make a (4th) bedroom, or snug/2nd lounge if required.

Also at the rear of the home, the kitchen offers a modern range of cupboards and drawers, finished with stone effect working surfaces and a matching breakfast bar. There is a fitted stainless hob (gas) with wok burner, a matching oven beneath, and an eye level microwave. Space is provided for an undercounter dishwasher and tall standing fridge/freezer. There are windows to the rear and side of property and a door giving access to the side driveway.

The master bedroom is also set on the ground floor and has a front aspect bay window. This spacious room comes with fitted wardrobes and drawers, and has a dressing area which is again complete with fitted wardrobes. Accessed from the

dressing area there is then a generous en-suite which features a large walk-in shower with wet floor, and a bespoke vanity unit with inset sink.

Moving upstairs, a central landing with natural light tunnel leads to two further generous double bedrooms, both of which come complete with fitted wardrobes, and have private en-suite shower rooms. The rear bedroom also features a Juliette balcony which overlooks the delightful rear garden and gives distant views of Christchurch and its Priory.

For owners who like a bath, and for general/guest use, the property also benefits from a ground floor bathroom which has tiled flooring and a white suite to include a full sized bath with shower over, and a vanity unit with inset sink and WC.

Outside, the front of property is enclosed by low level walling and hedges giving a good deal of privacy. The remaining frontage has been attractively laid with brick paviour and provides parking for several cars.

The driveway continues down the side of property through a set of double gates, providing further parking/secure storage if needed, and leading to a detached garage although this has been adapted to provide storage and a laundry space with sink in situ and plumbing provided for a washing machine.

The rear gardens are a real feature of the home. Abutting the rear of the home there is a good-sized patio which leads onto a generous area of lawn bordered by well-stocked, raised flower and shrub beds. To the rear boundary there is also an elevated garden chalet with a wooden decked seating area/surround.



KEY POINTS

Close to Beaches

Three en-suite bedrooms!

Good sized plot and gardens

Remodelled and modernised

Plentiful parking and garage



Ground Floor

Approximate total area^m

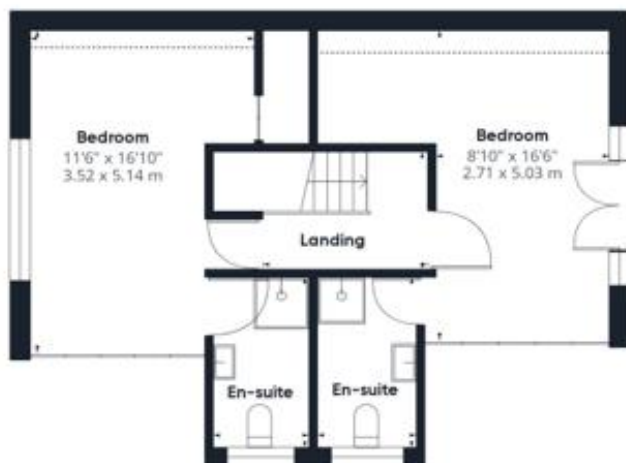
1467.66 ft²

136.35 m²

Reduced headroom

25.94 ft²

2.41 m²



Floor 1

(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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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