

88 Petersfield Road, Bournemouth, BH7
6QN

Guide Price **£630,000**



3

Bedrooms



3

Living



1

Bathroom/Ensuite



Y

Parking/Garage



EST
1992

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A superb extended family home backing onto playing fields!

This well-presented family home is set in a sought after location in Boscombe East, backing onto school playing fields and being just a short distance to JP Morgan, The Royal Bournemouth Hospital and Tesco superstore. Local amenities on Christchurch Road including bus links into Bournemouth, Poole and Christchurch are also just a short walk away.

The house has been extended in recent years, both to the side and rear to create a large open-plan kitchen/Diner and utility room to the rear, an ideal space for families to dine and relax.

Additionally on the ground floor, there are two large reception rooms, a fully glazed conservatory and a WC, whilst upstairs there are three bedrooms served by a family bathroom.

Externally, there is off road parking to the front which is turn leads to a small garage and a good-sized rear garden which backs onto school playing fields.

Upon entering the property, you are welcomed by a good-sized entrance hallway, with wood flooring and doors offering access into the living room, dining room. Kitchen/Diner and WC.

The formal living room is set to the front of the house and benefits from a large UPVC bay window, a gas fire and plenty of space to accommodate sofas and other living room furniture.

A partial opening from the living room leads to the dining room, which again is a good-sized room and large enough for an 8 seater dining table. From here, Sliding French doors lead into the generous fully glazed conservatory which also offers access into the rear garden.

Set to the rear of the house, the Kitchen has been extended in recent years to create a large open plan space incorporating cooking and dining areas along with a separate utility room.

The kitchen has been fitted with an array of modern and matching eye level and base units set above and below the work surfaces with built in appliances. There is a UPVC window offering a pleasant aspect over the garden and a large skylight

which floods the space with natural light. The dining area, which could also be utilised as a snug area, is set to the rear with French doors giving access onto the rear garden.

The utility room offers eye level and base units with work surfaces over and space and plumbing for white goods.

Stairs lead from the entrance hallway to the first floor landing, where there is a feature window to the side aspect and doors offer access into the three bedrooms, modern bathroom and separate WC.

The main bedroom is set to the rear and offers a lovely view over school playing fields. A generously sized room, there is space for a Superkings bed and other bedroom furniture.

Bedroom two is also a good sized double and benefits from a large UPVC bay window to the front aspect whilst bedroom three is a good single and is set to the front of the house.

The bedrooms are served by a good-sized modern family bathroom, fitted with a walk in shower, panel enclosed bath and wash hand basin. There is a UPVC obscured window to the rear aspect and a wall mounted heated towel.

Adjacent to the bathroom is a separate WC, with a low level flush WC, wash hand basin and a window to the side aspect.

Externally, there is off road parking to the front for a couple of cars along with access into a small garage. The rear garden is a good size and is predominantly laid to lawn with a patio area immediately abutting the rear for Al-Fresco dining.



KEY POINTS

Lovely family home

Extended in recent years

Modern & well presented

Extended kitchen/diner

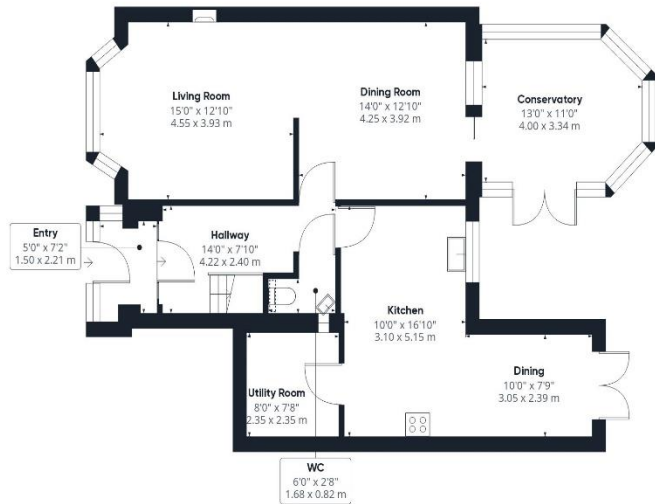
Two further large receptions

3 bedrooms

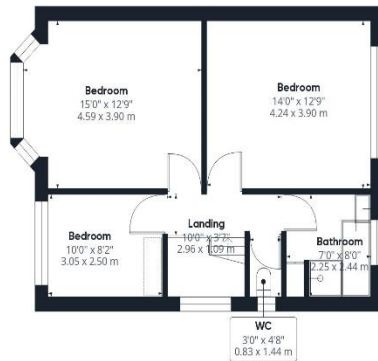
Backing onto school playing fields

Off road parking a decent garden

Vendor suited



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1552.37 ft²

144.22 m²

Reduced headroom

1.51 ft²

0.14 m²

(1) Excluding balconies and terraces

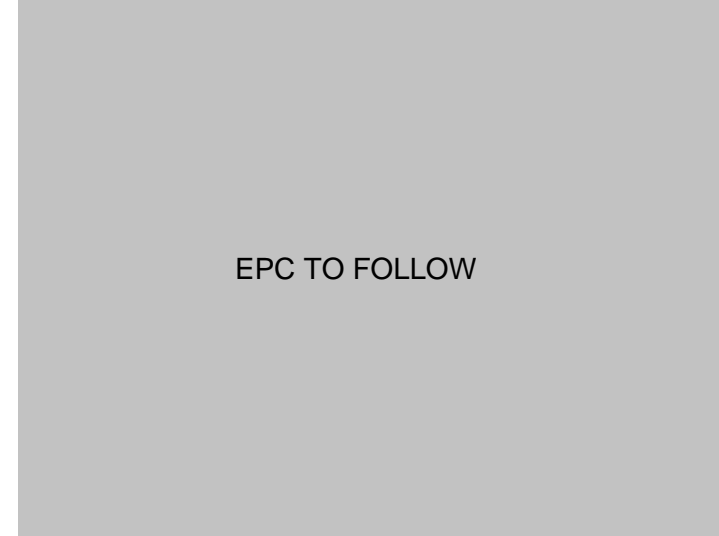
☒ Reduced headroom
(below 1.5m/4.92ft)

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

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