

92 Kimberley Road, Southbourne,  
Bournemouth, BH6 5BZ

Guide Price **£550,000**



Bedrooms



Living



Bathroom/Ensuite



Parking



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

Slades



# A great family home set over three floors!

Built in relatively recent times but in a traditional 1930's style to suit the surrounding area, this modern four double bedroom detached home offers deceptively spacious accommodation arranged over three floors and would make an ideal family home.

The kitchen/dining room overlooks the front of property via a bay window and has been fitted with a range of modern eye level and base units along with integrated appliances whilst the dining area offers room for a good sized dining table.

The living room is set to the rear of the house and offers ample space for sofas and other living room furniture. A set of French doors then open into a superb garden room which has a glazed roof, and French doors overlooking and giving access to the rear garden. It is an excellent addition to the property and has a wide range of potential uses.

Lastly, the ground floor also offers a WC, accessed off the entrance hallway.

Ascending to the first floor, a spacious landing has a really handy built in store cupboard and leads to the main bedroom, equipped with a modern En-Suite shower room, Guest bedroom and the family bathroom which has been fitted with a modern three-piece suite.

A return staircase leads to the second floor where a landing also offers built in storage and

leads to bedrooms three and four, which are both good doubles as well as a handy WC/washroom.

Outside, the front garden is enclosed by low level walling and are laid to low maintenance with a pathway leading to the front door. The front is served by a dropped kerb the current owners have chosen not to create a driveway/off road parking, but with a dropped kerb already in situ there is certainly potential.

The rear garden is served by a side pathway and is fully enclosed. Abutting the rear of property/garden room there is a patio which leads on to a lawned area with flower and shrub borders. A pea shingled path leads to the rear boundary where there is also a wooden storage shed.

A superb family home, an internal inspection comes highly recommended!

Council Tax Band D



## KEY POINTS

Four double bedrooms

En-suite shower

Accommodation set over 3 floors

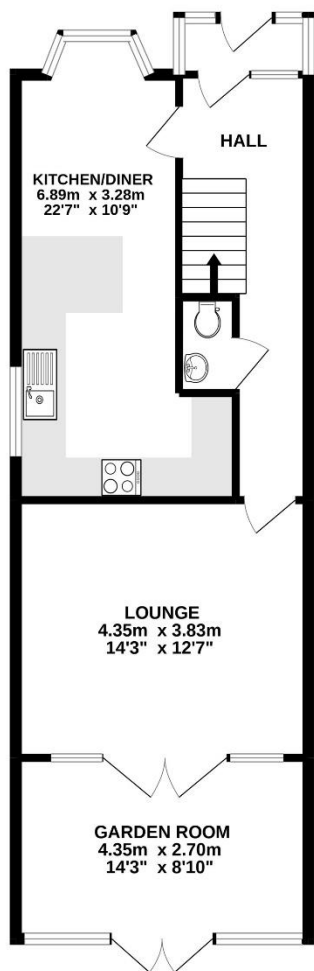
Modern & well presented

Nearly 1500 square foot

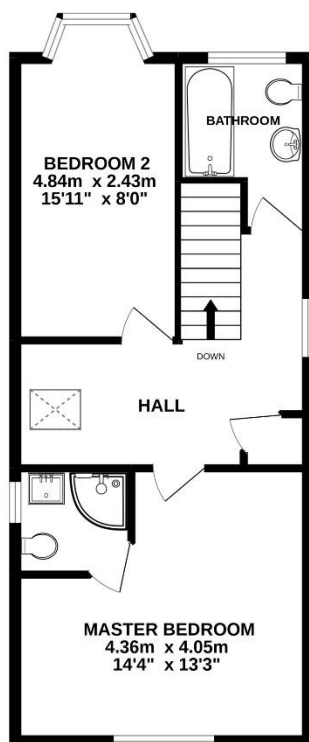
Popular location

Off road parking and garden

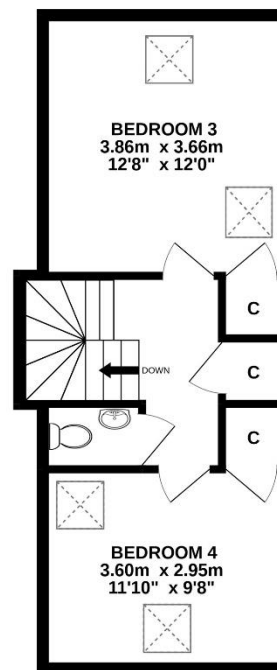
GROUND FLOOR  
58.3 sq.m. (627 sq.ft.) approx.



1ST FLOOR  
44.9 sq.m. (484 sq.ft.) approx.



2ND FLOOR  
35.7 sq.m. (384 sq.ft.) approx.



TOTAL FLOOR AREA: 138.9 sq.m. (1495 sq.ft.) 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	83 B

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