

3 Burleigh Road, Southbourne,
Bournemouth, Dorset, BH6 5DU

Guide Price **£625,000**



Bedrooms



Living



Bathroom & En-suite



Driveway



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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Could this be the ultimate family home?

COULD THIS BE THE ULTIMATE FAMILY HOME? SET CLOSE TO POPULAR LOCAL SCHOOLS AND OFFERING DECEPTIVELY SPACIOUS ACCOMMODATION THAT TICKS ALMOST EVERY BOX, WE THINK IT COULD BE!

Well loved by our client and their family the property is very well presented and really does have an awful lot to offer! A spacious open plan kitchen/diner, two flexible reception rooms, a luxury primary suite for mum and dad, three further generous bedrooms, a study area, southerly facing rear garden, and a great outbuilding currently arranged as a gym. This home really does have it all!

Entering the home a spacious hallway offers room for coats and shoe storage and is nicely finished with period styled tile flooring. A period staircase leads up to the first floor with a handy downstairs WC set beneath.

The front reception room features a bay window and has a fitted log burner making for a cosy lounge. The second reception room is arranged as multi-purpose children's playroom with built in storage and a pull-out bed for visitors.

Featuring sliding patio doors leading out to the Southerly facing rear garden, the extended kitchen/dining room offers plenty of room for a good-sized dining table and comes fitted with an excellent range of kitchen units whilst allowing space for a full range of appliance's including a range style cooker.



The first floor features a large landing affording room for a sizable office space set beneath a front aspect window. There are two generous double bedrooms and a good sized single room as well as a great bathroom which boasts a Japanese plunge bath (Ofuro) with shower over.

A further staircase leads up to the second floor where there is a spacious master suite benefitting from built in wardrobes, a luxury en-suite shower room, and bi-folding windows which form a Juliette balcony when opened.

Outside an attractive brick paved driveway provides parking for one car to the front. To the side a useful lockable store provides plentiful storage and has doors to the front and rear giving garden access.

The Southerly facing rear garden offers a two-tiered area of decking for lounging and entertaining, a children's play area, and a central area of lawn. To the rear boundary a superb garden room is currently arranged as a home gym but could equally make a large home office away from the home, a bar/entertaining space, a children's play space or similar.

Internal viewing of this home is an absolute must to appreciate all it has to offer. Arrange your appointment today, we feel sure you won't be disappointed!

KEY POINTS
Detached House
Four Bedrooms
Two Reception Rooms
Kitchen/Diner
Southerly garden
Off Road Parking



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1583 ft²
147.1 m²

Reduced headroom

18 ft²
1.7 m²

(1) Excluding balconies and terraces

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

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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Floor 2 Building 1



Ground Floor Building 2



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