

32 Burleigh Road, Southbourne,  
Bournemouth, Dorset, BH6 5DZ

Asking Price £510,000

 3

Bedrooms

 2

Living

 1

Bathroom

 1

Driveway



EST  
1992

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# A three-bedroom detached home in a sought-after location.

THIS THREE BEDROOM DETACHED HOME IS SET WITHIN A SOUGHT-AFTER ROAD CLOSE TO POPULAR SCHOOLS AND WITHIN EASY STRIKING DISTANCE OF SOUTHBORNE GROVE.

Offering three good size bedrooms, off road parking to the front, and a fully enclosed rear garden, it would make a great family home.

The property is double glazed and benefits from gas central heating throughout. Our clients also had a new roof installed within very recent years, a great advantage to give peace of mind and save the possibility of big roofing bills in the future.

Entering the property a hallway offers space for coats and shoes and has doors to the living room and kitchen diner.

The spacious living room overlooks the front of property via a box bay window and has a focal fireplace with a fitted gas fire.

The kitchen/diner is set to the rear of the home and features a bi-folding window opening to a conservatory. There are a range of cupboards and drawers, a fitted oven and hob, an integrated dishwasher, and space for an American style fridge freezer.

A door from the kitchen leads to a good-sized store where there is also space and plumbing for a washing machine, a further door then leading to a small cloakroom which also houses the gas boiler.

The conservatory has double glazed side and rear aspect windows, a polycarbonate roof, and French doors opening out to the rear gardens.

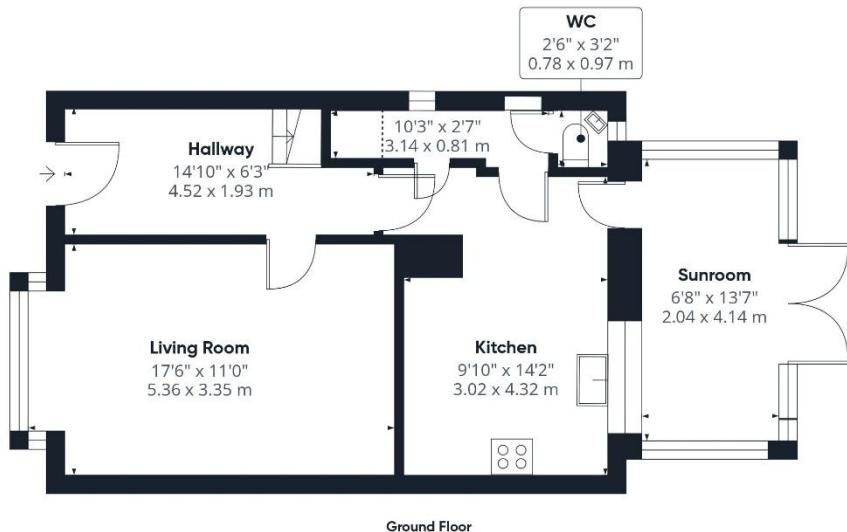
Moving upstairs, all three bedrooms offer built in wardrobes, bedrooms one and two making double rooms with bedroom three making a good single room. A family bathroom has a full-sized bath with shower over, a wc and hand wash basin.

Outside, a brick paved driveway to the front offers off road parking for one car. The rear garden is fully enclosed and predominantly laid to lawn with a decked area and wooden shed to the rear boundary.

A popular style of home in an equally popular road. Please call us to arrange your inspection.



**KEY POINTS**  
Vendor suited  
Detached house  
Three bedrooms  
Spacious lounge  
Kitchen/diner  
Off road parking



**Approximate total area<sup>(1)</sup>**

979 ft<sup>2</sup>  
90.8 m<sup>2</sup>

**Reduced headroom**  
6 ft<sup>2</sup>  
0.6 m<sup>2</sup>



(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.

**GIRAFFE360**



