

22 Rolls Drive, Hengistbury Head,
Bournemouth, Dorset, BH6 4NA

Guide Price
£650,000-£675,000



Bedrooms



Living



Bathroom & En-suite



Driveway & Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

A well-located split-level home that must be seen!

GUIDE PRICE £650,000 - £675,000 - SET WITHIN A FAVOURED ROAD CLOSE TO SOLENT MEADS GOLF COURSE, THIS SPACIOUS SPLIT-LEVEL DETACHED HOME FEATURES AN EXCELLENT SOUTHERLY FACING LIVING SPACE WITH FEATURE HIGH CEILINGS.

As well as Solent Meads Golf course the beauty spot of Hengistbury Head is close by, as are picturesque walks to Mudeford spit, the areas golden sandy beaches and along the Stour Valley Way.

Offering over 1000 Square feet of internal accommodation the property is spacious and well-proportioned with Upvc double glazing and gas central heating throughout.

Approaching the property steps lead up to a covered entrance porch, the front door then opening to a generous hallway with doors to all rooms.

Several steps lead down to an excellent living space which offers a defined living and dining area and features high ceilings adding to its sense of space. With a rear aspect window and glazed sliding doors leading out to the rear garden, the room is bright and airy, offering ample room for a good range of furniture.

A separate kitchen is accessed from the hallway. This offers room for a fair-sized breakfast table and comes fitted with a good range of eye and base level cupboards. A door leads out to the side of property with pathways leading to the front and rear.

The property offers three double bedrooms although bedroom three is currently arranged as a store come study room. The primary and second bedrooms both overlook the front of property with the primary having an en-suite shower and sliding patio doors leading out to an enclosed terrace offering some glimpses of the nearby golf course.

Outside, to the front there are low maintenance gardens enclosed by low level walling and a brick paved driveway providing off road parking and leading down to a garage set beneath the living accommodation.

The rear gardens are also laid with ease of maintenance in mind and benefit from a South-Westerly orientation, capturing sun for large parts of the day.

An attractive home within a sought-after location offering spacious accommodation a little different from most, we highly recommend taking an internal inspection. Please call us to arrange your visit.

The Tenure: Freehold

Council Tax Band: F



KEY POINTS
Attractive split-level home
Three bedrooms
Living space with high ceilings
South Westerly rear garden
Garage and driveway
Great location



Floor -1

Approximate total area⁽¹⁾

1214 ft²

112.8 m²

Balconies and terraces

111 ft²

10.3 m²



Ground Floor

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

THE PROPERTY PROFESSIONALS

Christchurch | Southbourne | Highcliffe | Bransgore



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Slades - Southbourne 51 Southbourne Grove, Bournemouth, Dorset, BH6 3QT
01202 428555 | sales@sladessouthbourne.co.uk
Website www.sladeshomes.co.uk

Slades