

Connells

4b Darracott Road
Bournemouth

4b Darracott Road
Bournemouth BH5 2AX

for sale offers in excess of
£500,000







Property Description

Connells are delighted to offer this beautifully presented three-bedroom detached family home, ideally situated on the ever-popular Darracott Road in BH5.

The property is offered in excellent condition throughout and provides spacious, versatile accommodation perfect for modern family living. Upon entering, you are welcomed into a bright and inviting hallway leading to a spacious lounge featuring an attractive wood-burning stove, creating a wonderful focal point and cosy atmosphere during the cooler months.

The well-appointed kitchen and dining space provide ample room for entertaining and family life, while the remainder of the accommodation includes three well-proportioned bedrooms and a modern family bathroom.

A particular feature of the property is the useful loft room, offering flexible space ideal as a home office, hobbies room or occasional guest accommodation.

Externally, the property benefits from a substantial gravelled driveway providing generous off-road parking for multiple vehicles. To the rear, there is a private garden featuring a fully insulated summerhouse with power and lighting, currently utilised as an additional bedroom and offering excellent versatility for guest accommodation, a home office or studio space. The property also benefits from planning permission for a rear extension, with works already commenced, allowing purchasers the exciting opportunity to create additional living accommodation to suit their own requirements.

Entrance

A gravelled driveway leads to a porch area with a modern composite door giving access to;

Hallway

Wood flooring, recessed spotlights, understairs cupboard, opening to lounge and door to kitchen. Further door to WC with toilet and sink.

Living Room / Diner

LED lighting, front aspect UPVC window, wood flooring, wood burner, sliding doors giving access to the garden.

Kitchen

Matching wall and base units, half tiled walls, rear aspect UPVC window and side aspect UPVC door, integrated stainless steal sink and drainer, integrated electric oven, hob and extractor fan, space for washing machine and fridge freezer, pendant lighting, electric sockets.

Bed 1

Front aspect UPVC double glazed window, carpeted flooring, pendant lighting, radiator and electric sockets.

Bed 2

Rear aspect UPVC double glazed window, carpeted flooring, pendant lighting, radiator and electric sockets.

Bed 3

Front aspect UPVC double glazed window, carpeted flooring, pendant lighting, radiator and electric sockets.

Attic Room

Roof window, laminate flooring, pendant lighting, electric sockets.

Bathroom

Fully tiled walls, laminate flooring, modern suite with bath, vanity sink, WC and separate shower, front and side aspect UPVC double glazed window.

Outside

Garden predominantly laid to lawn with summerhouse to the rear.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







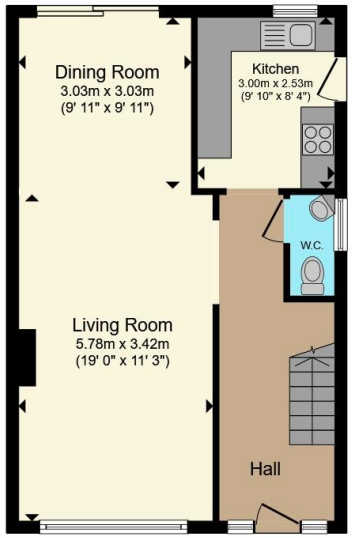




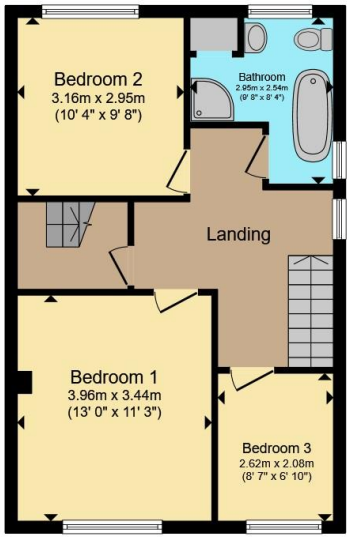




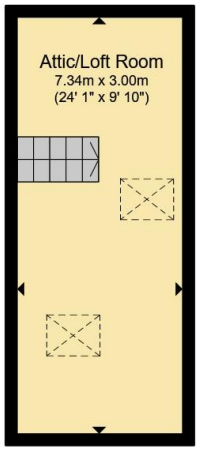




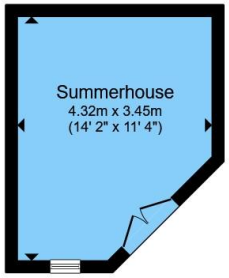
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 121.1 m² (1,304 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01202 423 281
E southbourne@connells.co.uk

73 Southbourne Grove
BOURNEMOUTH BH6 3QU

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SBN306764

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.