house & son

MURLEY ROAD, BOURNEMOUTH, BH9 1NS

(GUIDE PRICE) £430,000 TO £450,000

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Leading Independent Property Professionals Since 1939.

House & Son are delighted to offer for sale this attractive and thoughtfully extended four-bedroom freehold detached family home, occupying a popular residential position within the sought-after BH9 area of Bournemouth. Beautifully presented throughout, the property offers spacious and versatile accommodation, perfectly suited to modern family living whilst providing excellent flexibility for those working from home.

A particularly welcoming entrance hall immediately creates a feeling of space and incorporates a practical utility area with space and plumbing for both a washing machine and separate tumble dryer, helping to keep the main living areas uncluttered.

To the front of the property is a bright and comfortable bay-fronted lounge, providing an ideal space to relax away from the main entertaining areas. Also on the ground floor is a contemporary shower room and a versatile fourth bedroom, currently utilised as a home office, making it ideal for remote working, guest accommodation or those requiring ground floor living.

The real heart of the home is found to the rear, where an impressive open-plan kitchen, dining and family room provides a superb social space for everyday living and entertaining. With ample room for cooking, dining and relaxing, this impressive room enjoys direct access to the landscaped rear garden, seamlessly connecting indoor and outdoor living.

The first floor offers three well-proportioned bedrooms, including two generous double bedrooms, together with a modern family bathroom.

Outside, the landscaped rear garden has been designed to provide an attractive and enjoyable outdoor space, ideal for summer entertaining or family life. To the front, the property benefits from off-road parking for three vehicles accessed via a dropped kerb. Other benefits include the main roof was replaced late 2022.

Situated in the ever-popular BH9 district, the property is conveniently located for an excellent range of local shops, cafés and supermarkets along Wimborne Road, together with highly regarded schools, pleasant parks and regular transport links into Bournemouth Town Centre. Bournemouth's award-winning beaches and the wider coastline are also within easy reach.

Offered with freehold tenure, this impressive detached home combines flexible accommodation, excellent presentation and a highly sought-after location, making it an ideal purchase for a wide range of buyers. Early viewing is highly recommended.

Properties of this calibre in the BH9 area are consistently in demand. Contact House & Son today to arrange your viewing and discover everything this superb home has to offer.

SALTROCK

HALLWAY
23' 7" x 6' 10 inc utility" (7.19m x 2.08m)

LOUNGE
12' 7 into bay" x 12' 1" (3.84m x 3.68m)

GROUND FLOOR SHOWER ROOM
7' 0" x 4' 2" (2.13m x 1.27m)

BEDROOM FOUR/OFFICE
11' 0" x 7' 8" (3.35m x 2.34m)

LIVING/DINING AREA/KITCHEN
16' 3" x 13' 0" (4.95m x 3.96m)

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE
12' 6 into bay" x 11' 11" (3.81m x 3.63m)

BEDROOM TWO
12' 0" x 11' 0" (3.66m x 3.35m)

BEDROOM THREE
3' 4" x 5' 11" (1.02m x 1.8m)

BATHROOM
7' 0" x 5' 9" (2.13m x 1.75m)

DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.

Energy performance certificate (EPC)

5 Murley Road BOURNEMOUTH BH9 1NS	Energy rating D	Valid until:	6 August 2036
		Certificate number:	0330-2273-7680-2206-4541

Property type	Detached house
Total floor area	105 square metres

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.