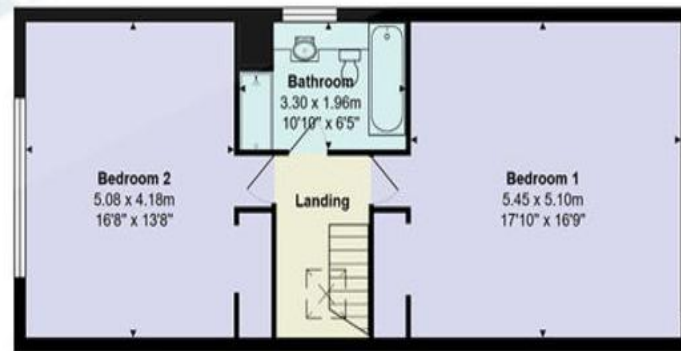


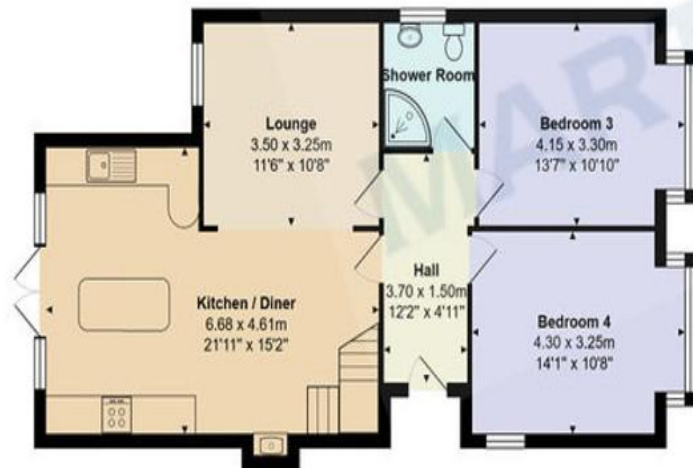
Property Location Bournemouth



Outbuilding



First Floor



Ground Floor

Total Area: 144.3 m² ... 1553 ft² (excl. Outbuilding)

All measurements are approximate and for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Martin & Co Bournemouth
 • 192 Seabourne Road • Bournemouth • BH5 2JB
 T: 01202559922 • E: bournemouth@martinco.com

01202559922
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Howeth Road, Bournemouth

Offers Over £565,000



Four Bedroom Chalet

Bungalow

Detached Garden Room

Modernised Kitchen/Diner

New Roof From 2016

Two Bath/Shower

Secluded Rear Garden

Convenient Location

Perfect Family Home

Tax Band C

No Chain



Why you'll like it

Martin & Co are delighted to present this spacious and impeccably presented four double bedroom detached chalet bungalow, nestled in the highly sought-after location of Howeth Road, Bournemouth. This exquisite home offers a harmonious blend of contemporary living and classic design, providing an abundance of space and comfort for the modern family. Having been fully refurbished throughout by the current owners in 2016, including a loft conversion, new electrics, heating system, kitchen, and bathrooms, this property is in pristine condition and offers a truly move-in ready home.

The property is accessed via a side entrance, which leads into a generous and welcoming entrance hall. From here, the ground floor comprises two well-appointed double bedrooms (Bedrooms 3 and 4) situated at the front of the property. Both rooms benefit from large bay windows, allowing an abundance of natural light to fill the spaces, and are finished to a high standard, with neutral decor and ample storage space.

Opposite the entrance door is a beautifully presented, modern shower room, offering convenience for both residents and guests. The heart of the home is undoubtedly the impressive open-plan kitchen/lounge/diner. This expansive living space is perfect for family living and entertaining, offering a stylish yet functional layout. The kitchen area is equipped with high-end integrated appliances, contemporary cabinetry, and plenty of workspace, making it a chef's dream. The spacious lounge and dining areas flow seamlessly into one another, providing an ideal space for socialising. A log burner adds a touch of warmth and charm to the room, making it a perfect place to unwind. Large patio doors provide direct access to the private and secluded rear garden, creating an effortless connection between indoor and outdoor living. Upstairs, the property boasts two large double bedrooms, both of which come complete with built-in wardrobes, offering ample storage space. These rooms share a well-appointed family bathroom, finished to the same high standard as the rest of the home. The layout is perfectly designed to offer peace and privacy, making the upstairs a tranquil retreat.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| | | 74 C | 83 B |

The exterior of the property is equally as impressive as the interior. The front is visually stunning, with a well-maintained gravel driveway and ample off-road parking for multiple vehicles. A side access gate leads to the private rear garden, which has been thoughtfully landscaped for low maintenance. The garden is a true highlight, offering complete seclusion and a peaceful outdoor retreat. A modern resin patio/seating area and artificial grass ensure that the garden remains both stylish and easy to care for. A fully insulated garden room, situated on a reinforced slab foundation, is currently used as a social area, featuring a hot tub, lounge area, and a separate utility/storage space. This room offers a fantastic multifunctional space that could be used for a variety of purposes – ideal for relaxation, entertaining, or as a home office.

Situated on Howeth Road, this property is ideally located within close proximity to a wealth of local amenities. Bournemouth town centre is just a short drive away, offering a range of shops, restaurants, cafes, and leisure facilities, as well as the stunning beaches for which the area is renowned. The property is also within walking distance of local parks and green spaces, making it ideal for outdoor enthusiasts.

For families, the property falls within excellent school catchment areas, including highly regarded primary and secondary schools. In addition, the property offers easy access to local transport links, including regular bus services and nearby train stations, providing excellent connections to Bournemouth, Poole, and the surrounding areas. The nearby A338 provides easy access to major road networks, including the M27 and A35, ensuring a smooth commute to Southampton and further afield.

This impressive detached chalet bungalow on Howeth Road is a rare find, offering spacious and beautifully finished living accommodation in a prime Bournemouth location. With its high-quality finishes, fantastic outdoor space, and proximity to local amenities, transport links, and schools, this home is sure to appeal to a wide range of buyers. Viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

Agent's Notes:
Tenure: Freehold
Council Tax: Band C

