

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**Elmsway, Southbourne, Bournemouth, Dorset, BH6 3HU**  
**Offers In Excess Of - £750,000 – Freehold**

**Extended Four Bedroom Two Bathroom Detached House | Entrance Hallway | 17ft Lounge | Dining Room | Modern Kitchen  
Ground Floor Shower Room | Utility Room | Landing | 16ft Master Bedroom | Three Further Bedrooms | Bathroom  
Off-Street Parking | Large Garden | Detached Garage**

This beautifully presented extended detached family home features four bedrooms and two bathrooms, situated on a substantial plot in the sought-after and peaceful residential area of Elmsway. The spacious property boasts UPVC double glazing, gas central heating, two reception rooms, a 15ft kitchen, a ground floor shower room, a 16ft master bedroom, a modern bathroom, off-street parking, and a superb rear garden. It offers easy access to both Tuckton and the popular Southbourne Grove, where you'll find a diverse array of shops, bars, restaurants, cafes, and a variety of other amenities. The award-winning blue flag beaches of Southbourne are also just a short drive away. Viewing is recommended.

Upon entering the property, you are welcomed by a good-sized hallway with doors leading to the spacious front room, which measures 17 feet. This room features a bay window that allows for plenty of natural light and includes a decorative fireplace. Adjacent to this is the dining room/second reception, which provides direct access to a patio area in the garden. The galley-style kitchen is equipped with ample shaker-style cupboard units for storage. It includes a built-in ceramic hob with an overhead extractor fan, a built-in electric oven, and space for a dishwasher under the countertop, as well as a sink with a drainer that overlooks the garden. There is also a partially tiled downstairs shower room with a toilet, hand basin, and a window with privacy glass for ventilation. A storage cupboard is conveniently located here.

At the rear of the property, there is a useful utility room that offers space for an under-counter washing machine and tumble dryer, as well as additional cupboard storage, all overlooking the rear garden. The first floor features a spacious master bedroom with a bay window, providing ample space for wardrobes and other bedroom furniture. Bedrooms two and three are also good-sized doubles and both come with fitted wardrobes. The fourth bedroom is a well-sized single, ideal for use as a child's bedroom or a home office. The fully tiled four-piece bathroom suite includes a bathtub with an overhead shower attachment, a basin, a toilet, and a bidet. Outside, the impressively large rear garden boasts a variety of sections and uses. There are two patio areas, one featuring a koi pond, which leads to a large lawn area that transitions into an elevated section with a greenhouse and two garden sheds. A mix of walls, mature shrubs, and plant life encloses the garden. The front of the property showcases a detached garage and a paved driveway suitable for parking several vehicles. Additionally, there is potential for comfortable extension to the rear (subject to planning permission).

Tenure: Freehold

EPC Rating: 56 | D

Council Tax Banding: E

