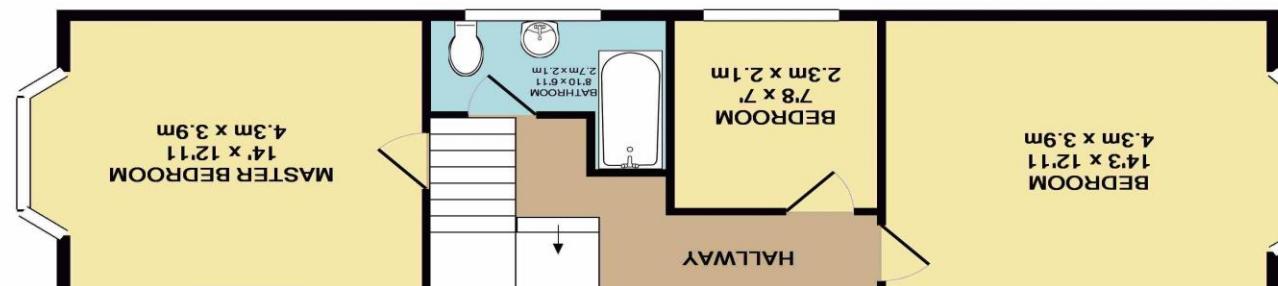
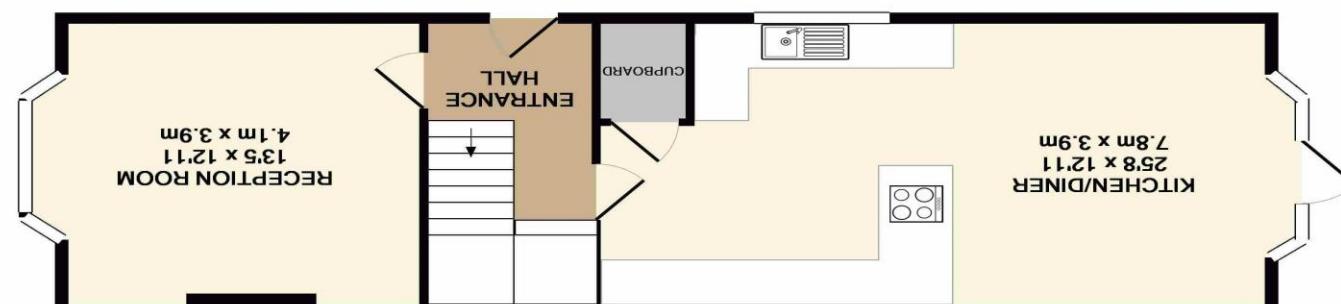


make or give any representation or warranty in respect of the property.
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prospective purchaser. This plan is for illustrative purposes only and should be used as such by any
omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,
TOTAL APPROX. FLOOR AREA 1159 SQ.FT. (107.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA 580 SQ.FT.



Leaphill Road, Bournemouth, Dorset, BH7 6LU
Guide Price £425,000 – Freehold

Spacious Three Bedroom Semi Detached House | Entrance Hallway | Reception Room | 25ft Open Plan Kitchen Diner Landing | Three Bedrooms | Modern Bathroom | Driveway Parking | Private Rear Garden

This larger than average three-bedroom semi-detached house is nestled in the charming suburb of Pokesdown, known for its vibrant community and convenient amenities. The property showcases a thoughtful design with spacious and tastefully presented interiors, impressive 25 ft open plan kitchen diner, separate reception room, three good sized bedrooms, modern bathroom, and the rare convenience of a private driveway. Its prime location offers effortless access to an array of local shops, reputable schools, bus routes, Pokesdown train station, and the picturesque Kings Park. Viewing recommended.

The inviting lounge, measuring an ample 13' x 13', reveals a beautiful bay window that floods the room with natural light, creating a cosy space perfect for relaxation or entertaining guests. The standout feature of the property is the striking 25' open-plan kitchen and dining room, which serves as the heart of the home. This space is thoughtfully designed with a built-in oven and hob, an extensive array of modern wall and base units with breakfast bar and a lovely rear bay window paired with French doors that seamlessly connect to the garden.

Upstairs where you'll discover three well-sized bedrooms, two spacious double bedrooms to front and the rear and then a good sized third bedroom. The modern family bathroom features a stylish three-piece white suite of bath with shower, wc and basin with white tiling and window to the side. Additionally, from the landing there is valuable loft space that offers potential for storage or future expansion.

Step outside to find the coveted driveway, allowing for easy parking via double gates. The extra-wide plot enhances the rear garden, providing a good sized garden that is both private and secluded with lawn and mature borders.

Tenure: Freehold
Council Tax Banding: C
EPC Rating: 71 | C

