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21a Prince of Wales Road WESTBOURNE, Dorset BH4 9HB

£845,000

The Property

NO FORWARD CHAIN Brown and Kay are excited to market this impressive character property occupying a super position moments walk from the vibrant village of Westbourne, offered for sale with no forward chain. This stunning home blends charm and modern conveniences with standout features to include elegant arched windows to the front and a fabulous entertaining garden to the rear, which has been meticulously landscaped by the current owners. The property itself boasts a tastefully styled interior with two generously proportioned reception rooms, both of which showcase the feature windows, a well fitted kitchen/breakfast room which opens on to the rear garden, a ground floor cloakroom for added convenience, four good sized bedrooms, an en-suite to the master, a principal bathroom, off road parking and a fully insulated garden room/home office arrangement.

Ideally located within strolling distance of Westbourne village known for its laidback vibe and eclectic mix of coffee bars, boutique shops, and diverse restaurants together with the usual high street names such as Marks and Spencer food hall. Also moments away are pathways where you can enjoy a leisurely walk through the gardens straight into Bournemouth town centre, or Coy Pond with its pretty duck pond the other way. For beach lovers, miles upon miles of impressive sandy beaches, perfect for a paddle boarding session, are also close by with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Explore a little further and you will find Parkstone Golf Club, one of the UK's top 100 courses.

ENTRANCE HALL

With stairs to the first floor landing.

CLOAKROOM

Low level w.c. and wash hand basin.

LIVING ROOM

18' 2" x 13' 0" (5.54m x 3.96m) Impressive room featuring full height arched windows, further window and doors opening to the garden, feature fireplace, radiators.

DINING ROOM

14' 4" x 12' 10" (4.37m x 3.91m) Again, another impressive room featuring full height arched windows, feature fireplace with adjacent windows, radiator.

KITCHEN/BREAKFAST ROOM

16' 8" x 9' 10" (5.08m x 3.00m) Well fitted and equipped with a mix of wall and base units with granite work surfaces over, range of integrated appliances, breakfast area with space for table and chairs, Metro style tiled surround and contrasting floor tiles, door to the rear garden.

FIRST FLOOR LANDING

Staircase with return and large feature window.

MASTER BEDROOM

13' 6" x 11' 10" (4.11m x 3.61m) Dual aspect room, radiator.

EN-SUITE SHOWER ROOM

Suite comprising shower cubicle, w.c. and wash hand basin.

BEDROOM TWO

13' 2" x 10' 8" (4.01m x 3.25m) Dual aspect room, radiator.

BEDROOM THREE

9' 10" x 9' 2" (3.00m x 2.79m) Dual aspect room, radiator.

BEDROOM FOUR

8' 8" x 7' 8" (2.64m x 2.34m) Rear aspect window, radiator, fitted wardrobes - currently used as a dressing room.

BATHROOM

Suite comprising bath with overhead shower and screen, free standing vanity unit with wash basin, low level w.c. Stylish tiling to feature wall.

STUNNING LANDSCAPED GARDEN WITH GARDEN KITCHEN

A standout feature of the home is the beautifully landscaped garden which has been thoughtfully designed with emphasis on outside living, the sleek finishes and premium materials reflect the overall quality and ensure comfort and enjoyment. Stunning porcelain paving allows for ample casual seating, lounging and dining furniture with steps down to sandstone paving, an attractive contrast. To add to the charm, are rustic style raised and fully stocked sleeper beds and borders, with a continued feature wall backdrop to the bespoke built 'garden kitchen', this focal point has a stylish flint finish and includes a 'Champagne' trough, dedicated 'Salad' fridge and 'Drinks/Wine' chiller - there is space for Barbecue and Pizza oven. Strategically placed lighting creates ambiance and an inviting atmosphere, perfect for those who enjoy hosting gatherings and dining alfresco.

GARDEN ROOM/HOME OFFICE

12' 8" x 11' 9" (3.86m x 3.58m) Fully insulated with power, light and ethernet broadband connection. There is underfloor heating and roof lantern allowing natural light.

OFF ROAD PARKING

There is ample off road parking for numerous vehicles.

COUNCIL TAX - BAND E