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40 Bourne Valley Road, BRANKSOME, Dorset BH12 1DU

£349,950

The Property
Brown and Kay are delighted to market this attractive three/four bedroom semi detached property located in the highly sought after area of Branksome. This character home affords well presented accommodation to include a spacious lounge which features two front facing windows, a dining room, currently being used a fourth bedroom, three well proportioned bedrooms and a family bathroom. A standout feature of this home is the stunning recently fitted kitchen, thoughtfully designed and equipped with a contemporary range of stylish units and Quartz work surfaces. Outside, the property boasts a pleasant rear garden with a generous composite decking area (recently fitted), perfect for relaxing and outside entertaining. This lovely home blends character and comfort and would make an excellent property choice, an early viewing is highly recommended.

The property is situated in the popular area of Branksome ideally positioned to take advantage of all the area has to offer. Close to hand you will find a couple of supermarkets plus a local retail park with John Lewis and Next Home Stores and in the opposite direction you will find the bustling village of Westbourne where you can enjoy an abundance of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. For beach lovers, miles upon miles of glorious sandy beaches and scenic promenade are also nearby and stretch to Bournemouth and beyond in one direction, and the famous Sandbanks in the other - a perfect spot for water sport enthusiasts. With travel in mind, Branksome train station is moments away and there are regular services operating to surrounding areas also readily available.

- ENTRANCE HALL**
Steps lead to double glazed front door through to entrance hall with radiator, tiled floor and storage cupboard.
- LOUNGE**
11' 9" x 11' 9" (3.58m x 3.58m) Double glazed windows to the front aspect, radiator, laminate flooring.
- DINING ROOM**
11' 8" x 11' 0" (3.56m x 3.35m) (Currently being used as a bedroom four). Double glazed window to the rear, radiator.
- KITCHEN**
11' 6" x 7' 10" (3.51m x 2.39m) Stunning kitchen equipped with attractive coloured wall and base units with complementary Quartz work surfaces and upstands, feature 'Metro' style tiling, inset electric hob with matching oven under, integrated fridge/freezer and dishwasher, pull out pan drawers, space and plumbing for washing machine, cupboard housing boiler, double glazed window to the side, double glazed 'Stable' style door to the rear garden.
- FIRST FLOOR LANDING**
Access to loft space.
- BEDROOM ONE**
11' 10" x 11' 6" (3.61m x 3.51m) Double glazed windows to the front aspect, radiator.
- BEDROOM TWO**
11' 10" x 10' 8" (3.61m x 3.25m) Double glazed window to the rear aspect, radiator.

- BEDROOM THREE**
12' 2" x 8' 1" (3.71m x 2.46m) Double glazed window to the side, radiator,
- BATHROOM**
7' 6" x 4' 7" (2.29m x 1.40m) Double glazed window to the front aspect. Suite comprising panelled bath with wall mounted shower and shower screen, low level w.c. and wash hand basin. Heated towel rail.
- FRONT GARDEN**
Laid to lawn with shrub garden area.
- REAR GARDEN**
Steps up to generous and newly fitted composite decking area with storage space below, the remainder is laid to lawn with shrub borders.
- MATERIAL INFORMATION**
Tenure - Freehold
Parking - On street parking
Utilities - Mains Electricity, Mains Gas & Mains Water
Drainage - Mains Drainage
Broadband - Refer to ofcom website
Mobile Signal - Refer to ofcom website
Council Tax - Band C
EPC Rating -