

79 Nursery Road, West Way BH9 3AU

£450,000 Freehold

MAYS
ESTATE AGENTS





Property Summary

A detached family home brimming with character, located close to Moordown and Castle Point's shops and amenities, offering spacious accommodation with a low maintenance rear garden and off road parking for multiple vehicles.



Key Features

- Detached family home brimming with character
- Four Bedrooms
- Two Reception Rooms
- Separate Office Space
- Downstairs Cloakroom
- Good School Catchment Area
- Off Road Parking For A Minimum of Two Cars
- Multi Fuel Log Burner
- Private and Low Maintenance Rear Garden



About the Property

This charming four-bedroom home has been a much loved family property offering flexible reception rooms and a generous sized rear garden with private patio area for entertaining plus a separate office cabin.

To the front, a spacious driveway offers ample off-road parking for multiple vehicles. Upon entering, you are welcomed into a large reception hall featuring under-stairs storage and a guest cloakroom. The front-facing lounge, featuring a dual fuel log burner, is ideal as a snug or reading room offering both comfort and functionality.

The large kitchen is fitted with a quality range of units, space for appliances and a breakfast bar for dining. There is also a door leading to the side of the rear garden. Adjacent to this is the separate dining room with patio doors to the external terrace, perfect for entertaining.



Rising to the first floor, the principal bedroom is located at the front of the property with large fitted wardrobes and featuring a large bay window with venetian blinds, creating a serene and light-filled retreat. A second and third double bedroom both overlook the rear garden, while a fourth bedroom, to the front, offers flexibility as a guest room, nursery or home office. All bedrooms are served by a spacious and well-appointed family bathroom, complete with a modern white suite and shower over the bath.

The enclosed rear garden has been landscaped for low maintenance and enhanced privacy. A paved patio, accessible from the kitchen and dining room, provides an ideal space for outdoor dining with the remainder of the garden laid to lawn and complemented by a separate cabin/ office and a garden shed for additional storage.

Tenure: Freehold

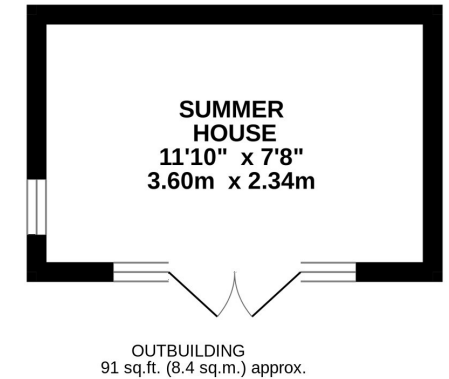
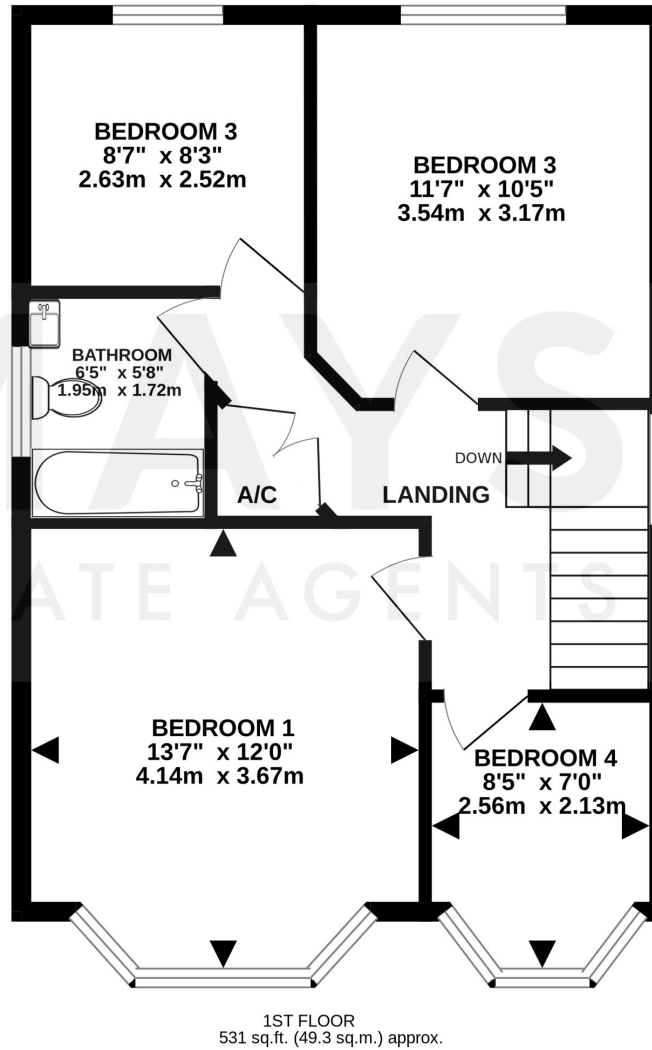
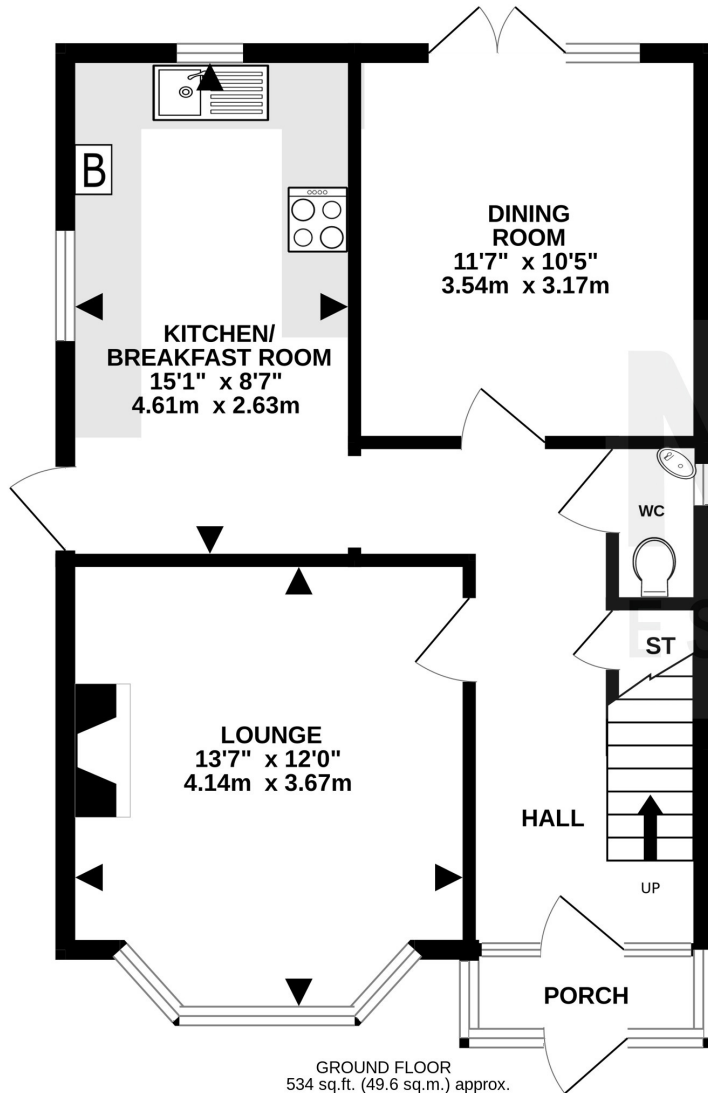
Council Tax Band: D

INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1155 sq.ft. (107.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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About the Location

Nursery Road is a popular residential area in the sought-after neighbourhood of Moordown, with many detached houses in the immediate vicinity.

Around three miles north of Bournemouth Town Centre, Moordown blends a residential feel with great local amenities, with the Castlepoint Shopping Centre located nearby. Located on Castle Lane West, Castlepoint Shopping Centre is one of the UK's largest shopping areas offering a diverse range of retailers, including Marks & Spencers, Next and TK Maxx, and various coffee and dining options.

Moordown also falls within a highly regarded primary and secondary school catchment area, including both Bournemouth School and Bournemouth School for Girls Grammar Schools.

Access to the rest of the UK for a short break away is easy with good road links, Bournemouth mainline railway and coach stations providing direct services to London Waterloo, while the nearby M27 offers swift road access to London, the Home Counties and beyond. Bournemouth and Southampton International Airports are both within easy reach.

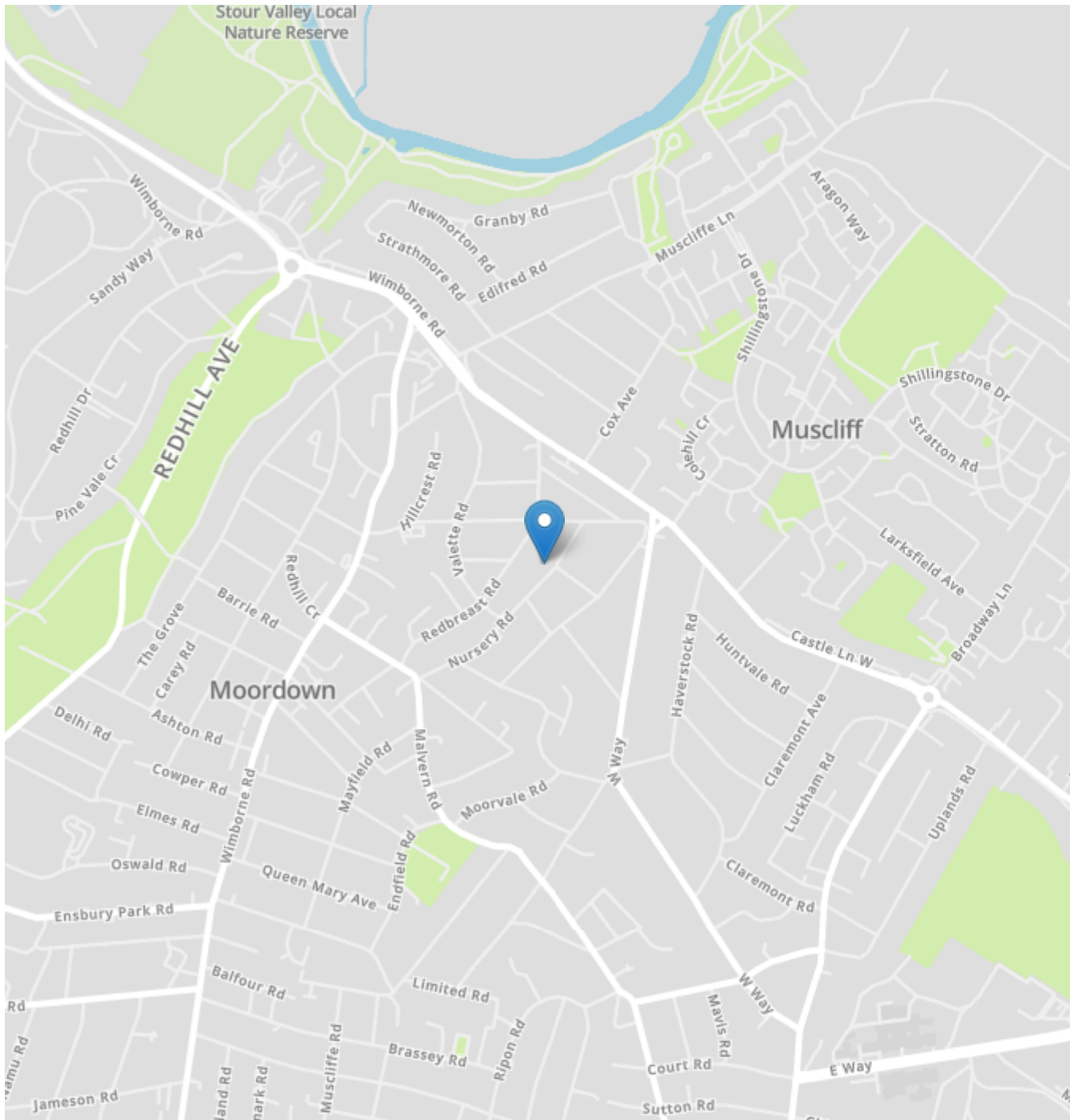


About Mays

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We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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