

FOR SALE

12 Sandy Way, Bournemouth,
Dorset BH10 7DL



PHILIPPA SOLE



£799,950

4 double bedroom

4 luxury bath/shower rooms

Semi open plan
kitchen/dining/living room

Large conservatory

Off road parking for a number of
vehicles

Scope to extend into the spacious
roof space subject to the relevant
planning permission/building regs.

The garden offers a good degree of
privacy

Council Tax Band E
Freehold

About this property

A unique four double bedroom, detached property located in a quiet tree lined road which only the locals seem know. Since owning, the present owners have upgraded the property throughout including luxurious carpets and solid wood flooring. With four modern and contemporary bath/shower rooms, open plan living and scope to extend, makes this the perfect home to grow in.

A tucked away woodland retreat and yet close to all transport links, local shops and schools, making this the perfect home, whatever your needs may be. This four bedroom property provides versatile and spacious accommodation, presented over two floors with an internal staircase leading to the lower ground level where you will find the integral garage/games room. Positioned in an idyllic setting, on an elevated plot with views to the tree canopies. The gated entrance and a few steps lead you to the front of the property with a paved terrace which is the beginning of many sunbathing and entertainment area's. The remainder of the garden has been thoughtfully landscaped creating lawned, decked and paved area's catching the sun at various times of the day. Without doubt the heart of the house is the day to day kitchen and living space. The kitchen is fitted with a range of white floor and wall mounted units, integrated appliances and complemented by quartz worktops, with the added bonus of a walk-in pantry. From here, you lead through the dining area to the lounge and garden room beyond. This room is where most of the day is spent, summer and winter with French doors to a paved terrace with Gazebo and steps to other hidden terraced and decked area's in the garden. The ground floor further offers three double bedrooms, each with built in wardrobes, two have en suite bath/shower room and the third is serviced by a separated shower room. There is a separate utility with plumbing for a washing machine and tumble drier. The final bedroom is to be found on the first floor, with a walk through dressing room and en suite shower room. This is where the property offers an opportunity to extend.

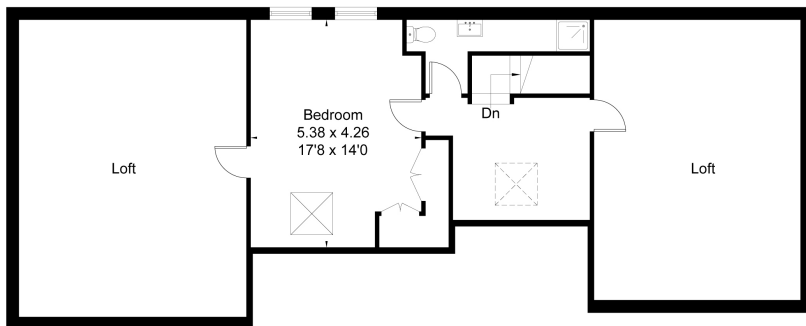
Location

The transport links in this area are fantastic. For holidays in the sun Bournemouth International Airport is just 3.6 miles, Bournemouth Railway Station is approximately 4 miles with a direct line to London Waterloo in 2 hours and moments away is the bus stop relieving the stress of day to day driving. There is an abundance of highly regarded schools nearby including Bournemouth School for boys and the shopping centre of Castlepoint, which will cater for all your needs is approximately 2 miles in distance.

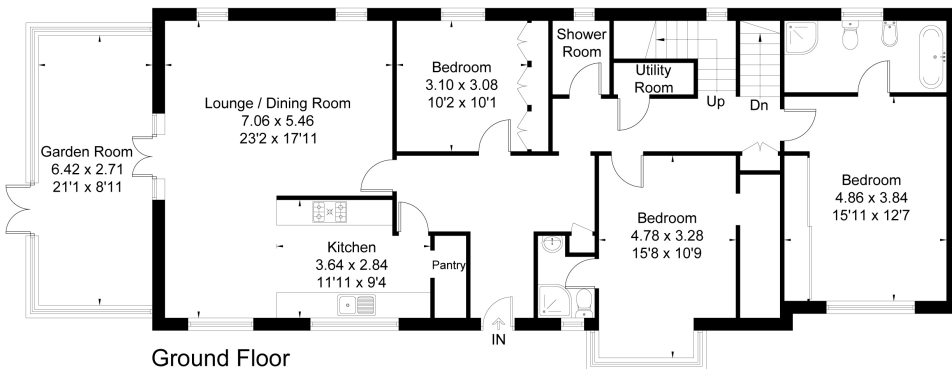




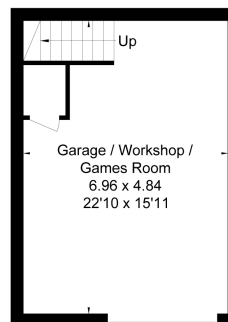
Approximate Floor Area = 293.9 sq m / 3163 sq ft



First Floor



Ground Floor



Basement

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	83

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