

Wroxham Road, Branksome BH12 1HB

Guide Price £500,000 Freehold

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ESTATE AGENTS





Property Summary

An immaculately presented three-bedroom detached home located close to Bournemouth Lower Gardens and Westbourne Village, offering stylish accommodation, off-road parking for multiple vehicles and a low-maintenance garden.



Key Features

- Immaculately presented three bedroom detached home
- Open plan kitchen/dining/lifestyle room with woodburner & bifold doors to rear garden
- Modern fitted kitchen with Rangemaster Oven
- Separate lounge to the front
- Downstairs fully tiled cloakroom
- Spacious family bathroom
- Private & low maintenance level rear garden
- Ample off-road parking



About the Property

This beautifully presented three-bedroom home has been extensively improved and thoughtfully modernised to a high standard, offering a seamless blend of classic charm and contemporary living. Situated with convenient access to Bournemouth, Westbourne and a range of local amenities, the property provides an ideal setting for modern family life.

To the front, a spacious gravelled driveway offers ample off-road parking for multiple vehicles. Upon entering, you are welcomed into a stylish reception hall featuring under-stairs storage and a fully tiled guest cloakroom. The front-facing lounge, featuring bespoke fitted cabinetry and modern shutter blinds, is ideal as a snug or reading room offering both comfort and functionality.

At the heart of the home is a striking open-plan kitchen and dining area, accessible via the hallway or a separate utility space. This impressive room is fitted with a high quality range of units, integrated appliances including a Rangemaster oven, and offers direct access to the rear garden terrace via bi-folding doors, making it a perfect space for entertaining.

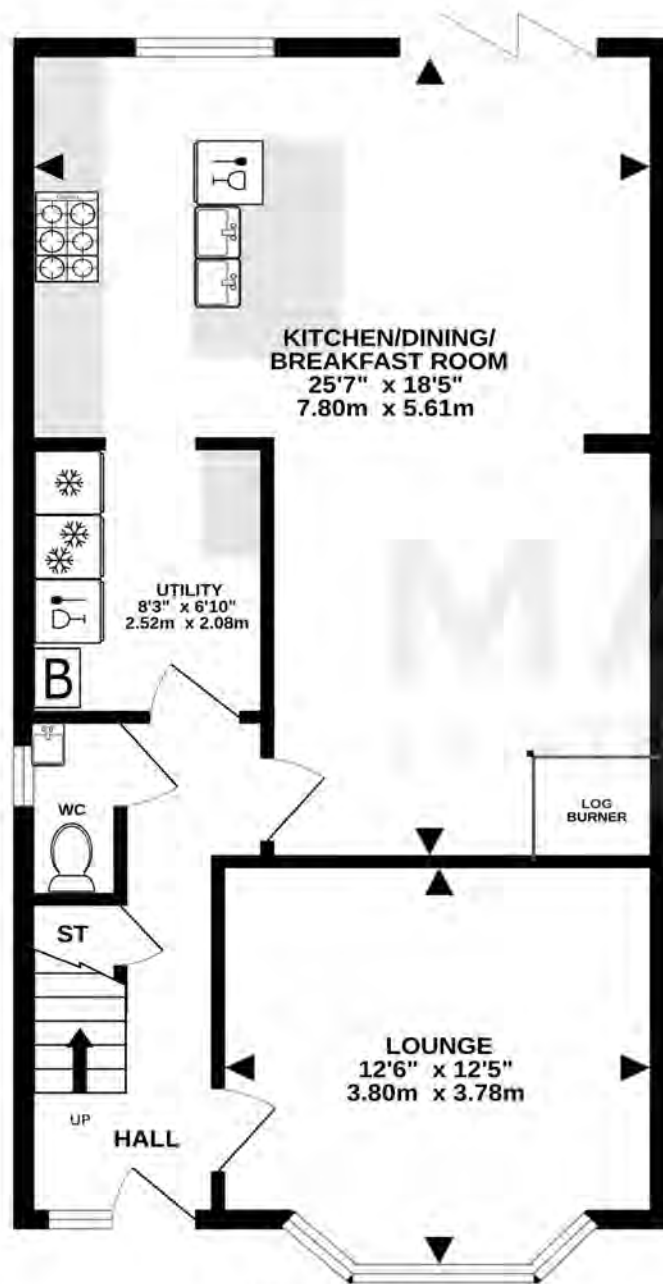
Rising to the first floor, the principal bedroom is located at the front of the property and features shuttered windows that create a serene and light-filled retreat. A second double bedroom overlooks the rear garden, while a third bedroom, also to the rear, offers flexibility as a guest room, nursery 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 decked terrace, accessible from the kitchen, provides an ideal space for outdoor dining with the remainder of the garden laid to lawn and complemented by a garden shed for additional storage.

Tenure: Freehold

Council Tax Band: D (BCP Council)

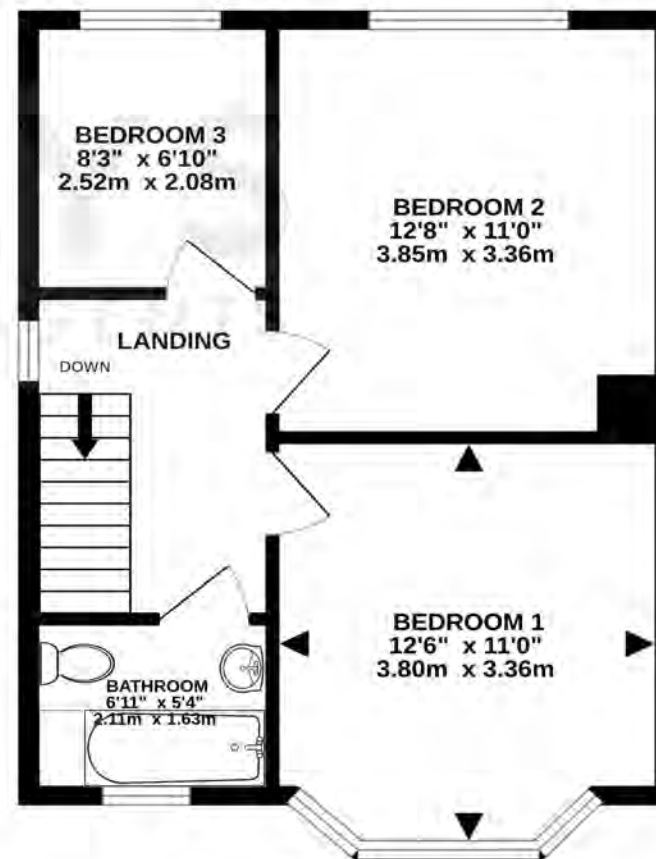




GROUND FLOOR
642 sq.ft. (59.7 sq.m.) approx.

TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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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1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



About the Location

Situated in Branksome, a desirable suburban area of Poole, the property is just a stroll from Bournemouth Gardens, where picturesque walks lead directly into Bournemouth town centre. A brief drive takes you to the vibrant village of Westbourne, renowned for its eclectic mix of stylish bars, acclaimed restaurants, charming cafés, exclusive boutiques, and independent shops.

The area benefits from excellent transport connections making it an ideal base for both work and leisure. Local mainline railway stations provide direct services to London Waterloo while the nearby M27 ensures convenient road links to London, the Home Counties and beyond. Bournemouth and Southampton International Airports are easily accessible, and Poole Harbour's ferry terminal offers regular crossings to the Channel Islands and mainland Europe.

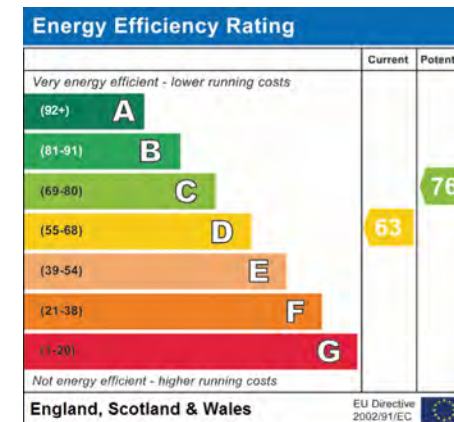
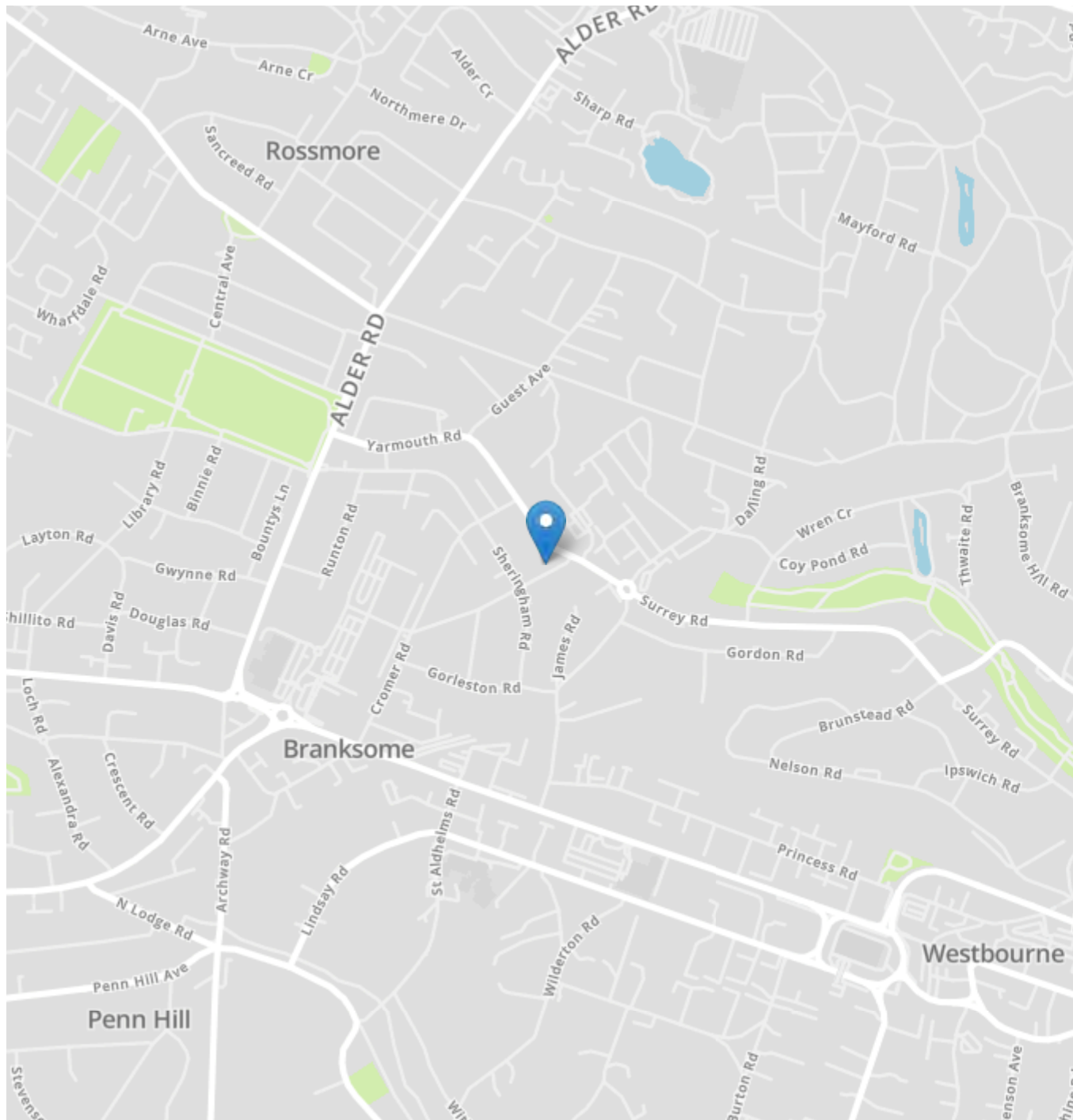


About Mays

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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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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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