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LINKHOMES
ESTATE AGENTS



23 William Road, Bournemouth, Dorset, BH7 7BB
Guide Price £725,000

**** SPANNING ALMOST 1,900 SQUARE FEET OF LIVING ACCOMMODATION ** PERFECT FAMILY HOME ****
SINGLE GARAGE ** Link Homes Estate Agents are delighted to present for sale this charming four bedroom, two bathroom detached family home in the residential and sought-after Littledown area. Benefitting from an array of fine features including four double bedrooms on the first floor with bedroom one offering a three-piece en-suite shower room and a Juliet balcony, a stunning open-plan kitchen/dining room/living room a feature island and two sets of 'Slide and Stack' doors leading onto the private rear garden with a sunny disposition, a separate family room to the front aspect with a feature fireplace and the option for a logburner, a stylish four-piece family bathroom suite, a downstairs WC, a separate utility room with space for appliances, a single garage offering power and lighting and a block-paved driveway with parking for multiple vehicles. This is a must-view to appreciate the level of living accommodation, curb appeal and position this property has to offer.

William Road is a picturesque road, situated in the sought-after BH7 postcode and within walking distance of both King's Park and Queen's Park. Locals schools and nurseries include the highly-respected Avonwood Primary School which is situated just 0.6 miles away, Avonbourne Girls' and Boys' Academies, Park School and Muddy Boots Nurseries. Close by you will find an array of useful amenities including Queens Park Golf Club, Castlepoint Shopping Centre, BH Live Gym in Queens Park, Pokesdown Train Station as well as easy access onto the A338 Wessex Way.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Hallway

Smooth set ceiling, downlights, composite door to the front aspect, UPVC double glazed frosted window to the front aspect, radiator, stairs to the first floor, storage cupboard with a rail enclosed, thermostat, under stairs storage cupboard, stairs to the first floor and laminate flooring.

Family Room

Ceiling light, picture rail, UPVC double glazed bay window to the front aspect, longline radiator, feature fireplace, power points and laminate flooring.

Open Plan Kitchen/Diner

Smooth set ceiling, suspended lights, ceiling lights, sky light, UPVC double glazed stack and slide windows to the rear aspect, smoke alarm, two longline radiators, wall and base fitted units, space for an American style fridge/freezer, integrated 'Neff' dishwasher, stainless steel butler sink, feature island with a bespoke fitted table, herringbone tiled splash back, six point gas hob with double integrated oven and stainless steel extractor fan, integrated 'Neff' microwave, two plate warmers, integrated 'Neff' coffee machine, partial composite and Dekton worktops, power points and laminate flooring.

Downstairs W/C

Smooth set ceiling, downlight, extractor fan, toilet, part tiled walls, wall mounted sink with under storage and laminate flooring.

Utility Room

Smooth set ceiling, downlights, composite single door with frosted glass to the side aspect, space for a longline fridge/freezer, space for a washing machine, wall and base fitted units, butler sink, tiled splash back, power points, cupboard with the combination boiler enclosed, radiator and laminate flooring.

First Floor

Landing

Smooth set ceiling, suspended feature lighting, loft access (partially boarded with a light), longline radiator, wooden stairs with wooden balustrades and carpeted flooring.

Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed French doors to the rear aspect, UPVC double glazed window to the rear aspect, longline radiator, power points, television point, en-suite and wooden floorboards.

En-Suite Shower Room

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the rear aspect, double walk-in waterfall shower with extra shower head, toilet, wall mounted sink with under storage, wall mounted mirror, tiled walls, stainless steel heated towel rail and tiled flooring.



Bedroom Two

Ceiling light, UPVC double glazed bay windows to the front aspect with bespoke fitted shutters, radiator, power points and carpeted flooring.

Bedroom Three

Smooth set ceiling, downlights, UPVC double glazed window the front aspect with bespoke fitted shutters, longline radiator, power points with USB charging, walk-in wardrobe with fitted rail, television point and LVT flooring.

Bedroom Four

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect with bespoke fitted shutters, radiator, power points and carpeted flooring.

Bathroom

Smooth set ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the rear aspect, free standing bath, walk-in waterfall shower with extra shower head, feature sink with under storage, stainless heated towel rail, wall mounted mirror, tiled walls and tiled flooring.

Outside

Garden

South facing, mainly laid to lawn with decking area, surrounding wooden fences, surrounding brick walls, palm trees, bamboo, shed, side gated access, outside tap, outside power points, outside lighting and blocked paved area.

Garage

Roller door with power and lighting, consumer unit enclosed.

Driveway

Blocked paved driveway with space for multiple vehicles, EV charging, side gated access, outside light, access to the garage and surrounding hedges.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: E - Approximately £2,756.03 per annum.

Stamp Duty

First Time Buyer: £26,250
Moving Home: £26,250
Additional Property: £62,500