

Ventry Close, Branksome Park BH13 6AW

Guide Price £535,000 Freehold

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## Property Summary

An incredibly spacious four-bedroom, three-bathroom modern townhouse with impressive accommodation arranged over three levels, set moments from the amenities of Westbourne and the sandy beaches of Branksome Chine. The property offers tremendous opportunity for annexing part of the accommodation - which would allow guests or relatives to stay for extended visits as the ground floor arrangement of rooms is ideal for this purpose. With a large terrace from the living room, a dining room leading to a good-sized kitchen and a private rear garden and garage, this lovely home offers great accommodation with a superb address.

## Key Features

- Entrance hallway with plentiful storage and a utility room
- Large ground floor room with ensuite (ideal for annexe or home office)
- Light and bright living room with doors to a private terrace
- Dining room leading to a kitchen breakfast room
- Main bedroom with fitted wardrobes and an ensuite
- Two further top floor double bedrooms
- Family bathroom
- Off-street parking for two cars
- Garage with courtesy door to the hallway
- Landscaped rear garden







### About the Property

On entering the property, there is a good-sized hallway with two generous storage cupboards and a useful utility room. To the rear of the hallway, there is a very large room which could be used as a home office or a fourth double bedroom as the room has access to a private shower room. This area could be ideal for annexing, as the utility could easily be converted to a kitchen. Alternatively, it could provide some income potential as holiday lets as it also provides access to the garden.

Stairs rise to the first floor where the sense of space and light is simply incredible. The living room has doors that open to a private first floor terrace and further double doors lead to a dining room, which is in turn part open plan to the kitchen. The kitchen has been superbly fitted with a comprehensive range of units and appliances and a central peninsula breakfast bar is perfectly positioned for in-kitchen dining or entertaining.

Stairs rise to the top floor, where there are three double bedrooms. The main bedroom has two double fitted wardrobes and an ensuite shower room. The remaining bedrooms on this level both have fitted wardrobes, and these in turn are serviced by a family bathroom.

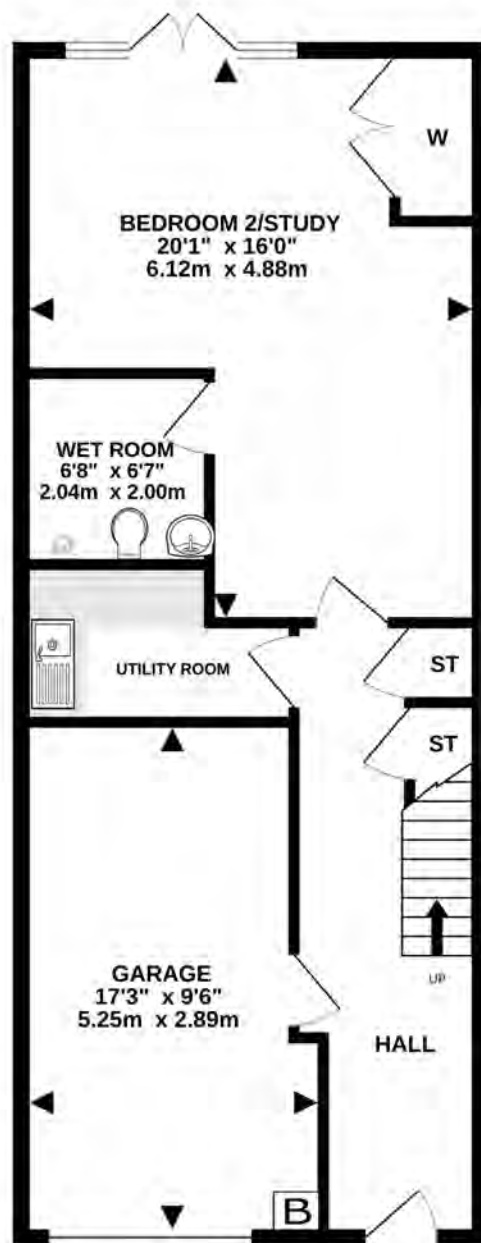
To the front of the property, there is off-street parking and a driveway that leads to an integral garage. The rear garden has been hard landscaped for low maintenance and raised planting beds and established trees and shrubs provide a lovely backdrop to the garden. To the first floor, there is a secondary terrace which provides views over the garden.

Tenure: Freehold Local Authority: BCP Council Council Tax: F

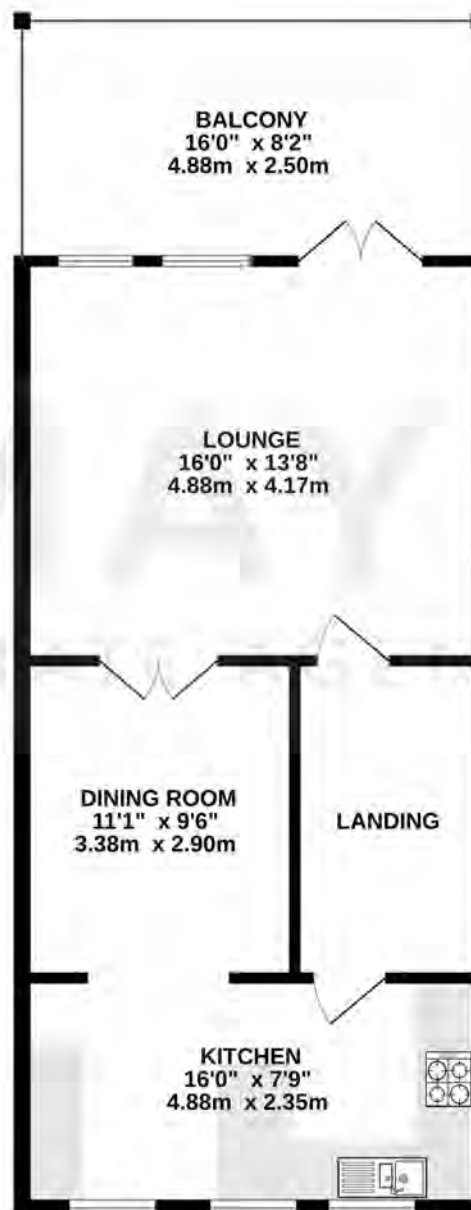


TOTAL FLOOR AREA : 1833 sq.ft. (170.3 sq.m.) approx.

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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GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



2ND FLOOR  
504 sq.ft. (46.9 sq.m.) approx.

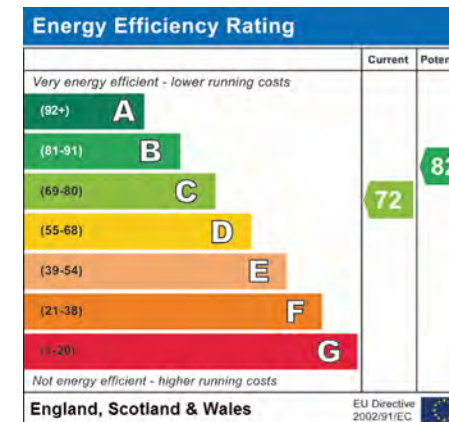
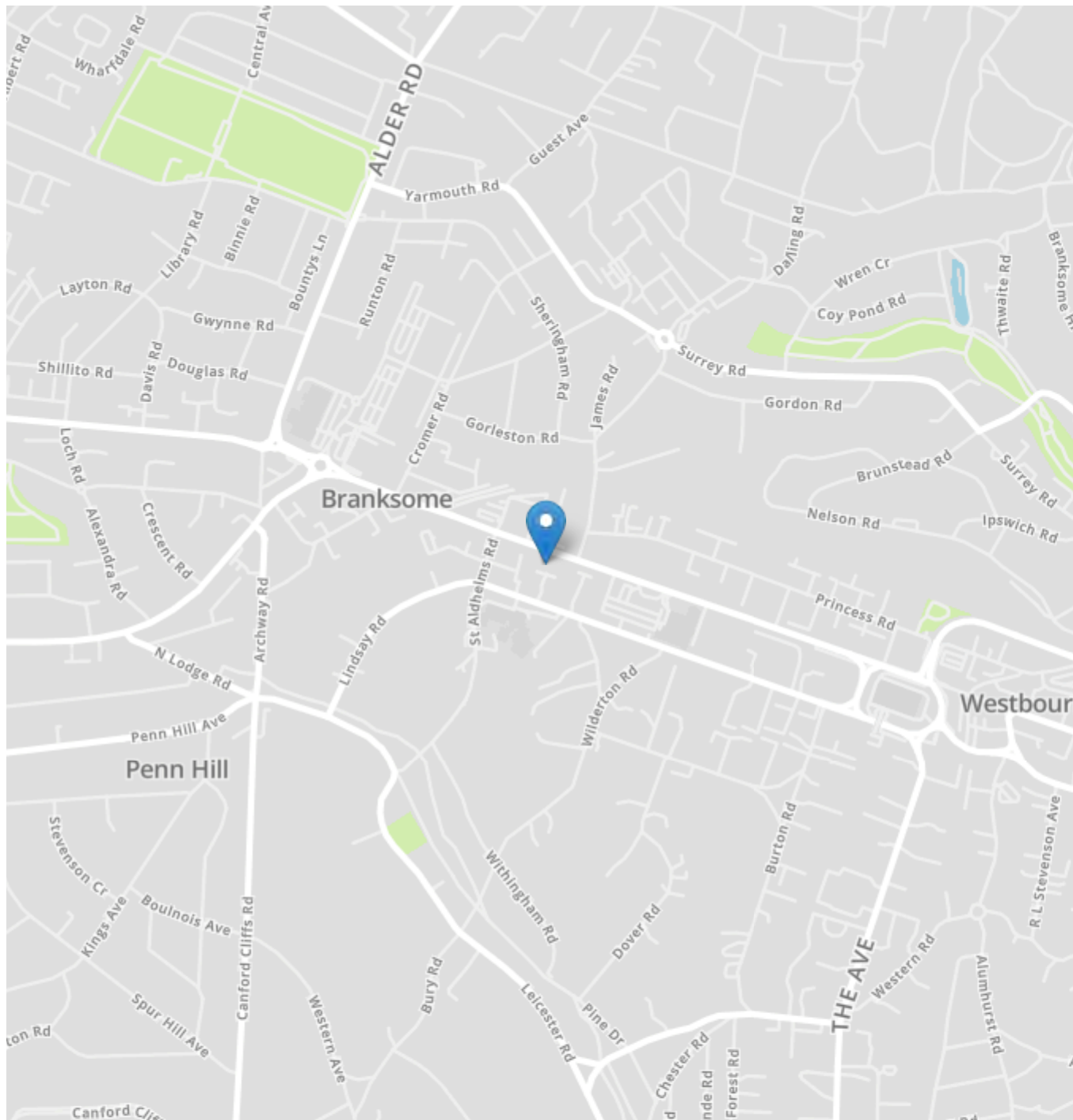












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### New Developments (where applicable)

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