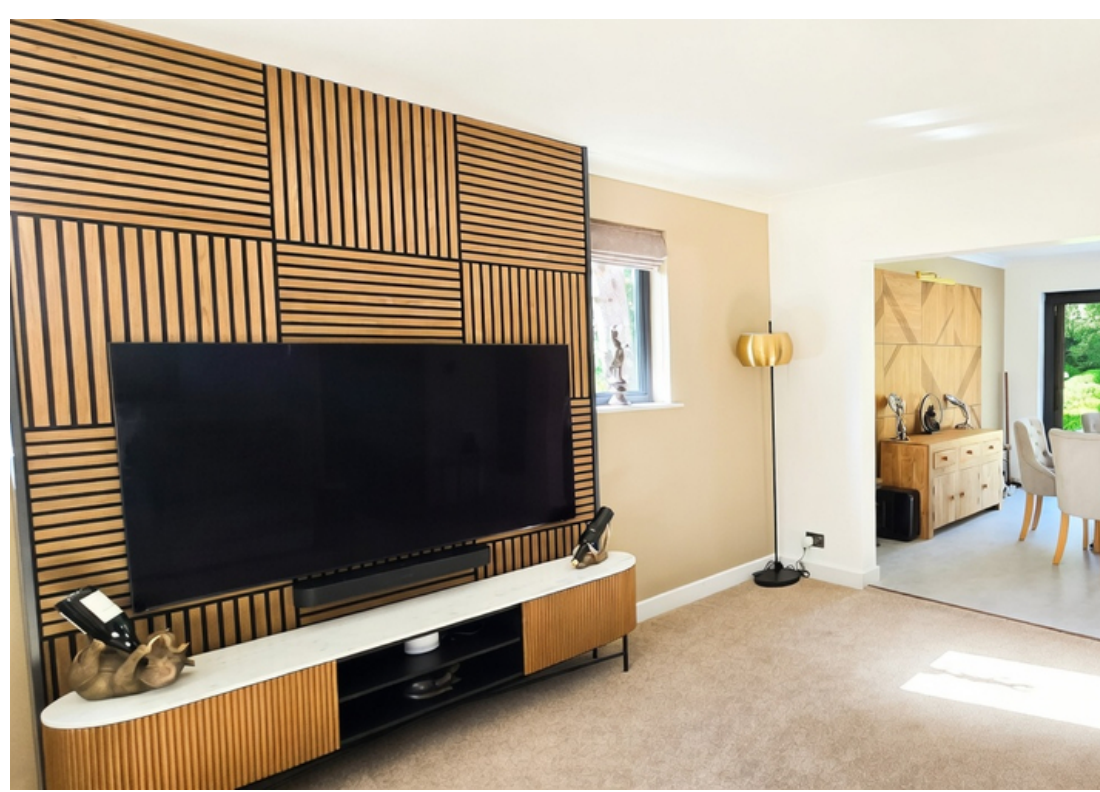


DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR





THE PROPERTY

An impressive and tastefully upgraded property positioned within a stunning plot, surrounded by beautifully landscaped gardens and mature planting. This exceptional home has been modernised with careful attention to detail, placing a strong emphasis on lifestyle and contemporary living. The thoughtfully styled interior begins with a spacious entrance hall, the generous sitting room features a large bay window which flows seamlessly into the dining area - complete with sliding doors opening onto the garden, and the beautifully appointed kitchen offers contrasting work surfaces and a full range of integrated appliances. The ground floor offers versatile living, featuring a bedroom or reception room, a cosy snug, a modern shower room, and a practical utility room. Upstairs, the first floor hosts three generously sized bedrooms, the impressive dual-aspect principal bedroom benefits from a concealed dressing area and a stylish ensuite. Two further spacious bedrooms, both with fitted wardrobes, are served by a beautifully finished family bath and shower room. The landscaped grounds are a true highlight, featuring an expansive patio area with raised decking and pergola, enhanced by an abundance of beautifully manicured shrub beds and borders, creating a tranquil setting. A garden cabin provides an excellent additional space, perfectly suited for working from home or hobbies, and there is also additional garden storage.

Situated in a highly sought after, prime residential area, perfectly positioned to enjoy the delights of nearby Penn Hill, known for its artisan bakery, vibrant restaurants, and lively bars, and just a short distance away Westbourne offers a thriving coffee bar scene, unique independent shops, and a diverse range of eateries, alongside all the familiar high-street favourites to include Marks and Spencers food hall. For those seeking the coastal lifestyle, the area boasts miles of stunning sandy beaches, perfect for a refreshing swim or a leisurely stroll—whether heading toward the iconic Sandbanks or venturing further to Bournemouth and beyond.

MATERIAL INFORMATION

- Tenure - Freehold
- Parking - Driveway for multiple vehicles
- Utilities - Mains Electricity, Gas and Water
- Drainage - Mains Drainage
- Broadband - Refer to Ofcom website
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- Council Tax - Band F
- EPC Rating - C

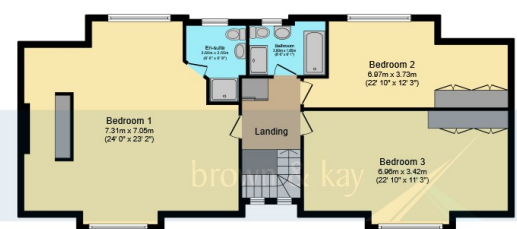
KEY FEATURES

- TASTEFULLY UPGRADED TO A HIGH SPECIFICATION
- FOUR/FIVE BEDROOMS
- STUNNING KITCHEN
- SEPARATE SNUG
- GROUND FLOOR BEDROOM FOUR AND SHOWER ROOM
- FANTASTIC MASTER BEDROOM SUITE
- CONTEMPORARY BATH/SHOWER ROOM
- IMPRESSIVE LANDSCAPED GARDEN
- GARDEN HOME OFFICE
- AMPLE DRIVEWAY PARKING



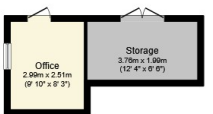
Ground Floor

Floor area 134.8 sq.m. (1,450 sq.ft.)



First Floor

Floor area 103.3 sq.m. (1,112 sq.ft.)



Outbuilding

Floor area 15.2 sq.m. (163 sq.ft.)

Total floor area: 253.2 sq.m. (2,726 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io