



Total Area: 153.3 m<sup>2</sup> ... 1650 ft<sup>2</sup> (excluding garage, storage, garden shed, decking)  
All measurements are approximate and for display purposes only



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.



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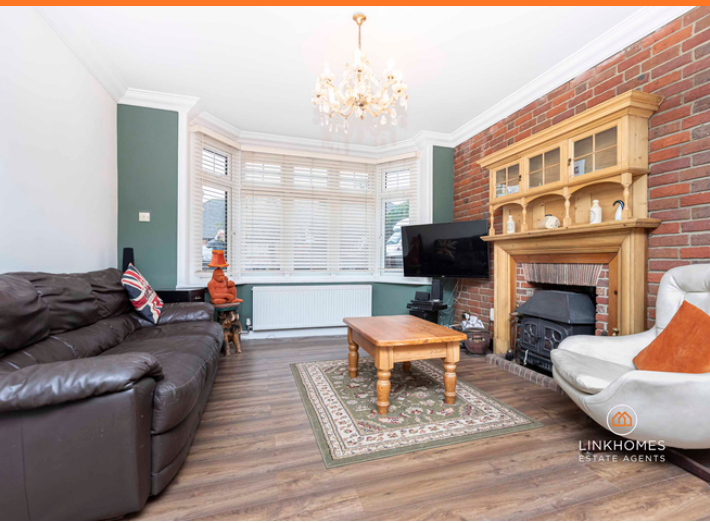
## 44 Saxonhurst Road, Bournemouth, Dorset, BH10 6JH

Guide Price £560,000

**\*\*FIRST TIME EVER TO THE OPEN MARKET\*\*** Link Homes Estate Agents are delighted to offer for sale this five bedroom Detached family home in the much desired 'BH10' location. This property offers an array of stand out features including its original character, approximately 1650 Square feet of accommodation, a spacious lounge/dining room, separate kitchen area, a second reception room/bedroom that leads onto the conservatory which offers underfloor heating, a downstairs WC, five bedrooms with two of which offering built in wardrobes, a modern four piece bathroom suite, a generous sized Westerly-facing garden that offers a garage, parking for multiple vehicles, a workshop, a summerhouse and huge potential to redevelop subject to planning permission. This property is a must-view to appreciate the wealth of accommodation on offer. Book in a viewing today to avoid disappointment!

'Saxonhurst Road' can be found in the much desired and central Northbourne location. Within the area are many convenient amenities and attractions, few of which include the Castle Point shopping complex, the Stour Valley Nature Reserve, Redhill Park, The River Stour, Kinson Manor playing fields, Pelhams Park, Tesco's Supermarket and Express, both Kinson and Winton high streets and much more. Close by are some brilliant local schools including the Glenmoor and Winton Academies, Winton Primary School, Hill View Primary Academy, The Bourne Academy and Kinson Academy. Bournemouth and Poole Town centres can be found just a short drive away as well as Bournemouth International Airport.





## Ground Floor

### Porch

Smooth set ceiling, ceiling light, double-glazed frosted composite door to the side aspect, single glazed stained glass window to the front aspect, single-glazed stained glass window to the side aspect, radiator, power points, internet point and tiled flooring.

### Entrance Hall

Smooth set ceiling, ceiling light, smoke alarm, single-glazed stained glass window to the side aspect, carpeted stairs to the first floor, understairs storage housing the consumer unit, radiator, power points and lino flooring.

### Cloakroom

Smooth set ceiling, double-glazed UPVC frosted window to the side aspect, ceiling light, partially-tiled, wall-mounted sink, radiator, toilet and tiled flooring.

### Lounge/Diner

Coved and smooth set ceiling, ceiling light, double-glazed UPVC bay window to the front aspect, radiator, exposed brick wall, log burner and feature fireplace, built-in storage, power points with USB charging, television point, telephone point and laminate flooring.

### Kitchen

Smooth set ceiling, downlights, smoke alarm, double-glazed UPVC single door to the side aspect, double-glazed UPVC windows to the side and rear aspect, boiler, country-style base mounted units, AGA with double oven, four-point gas hob, single-glazed stained glass window, tiled splashback, one and half bowl composite sink and drainer, space for a longline fridge/freezer, space for a washing machine, space for a dishwasher and herringbone style vinyl flooring.

### Reception Room Two/ Bedroom

Smooth set ceiling, ceiling light, double-glazed windows and French doors to the rear aspect, base mounted units, tiled splashback, butler sink, wall lights, power points, herringbone-style vinyl flooring.

### Conservatory

Triple aspect UPVC double glazed windows to the sides and rear aspect overlooking the rear garden, UPVC double glazed French doors to the rear aspect opening onto the rear garden, underfloor heating and vinyl flooring.

## First Floor

### Landing

Smooth set ceiling, ceiling light, smoke alarm, loft access, double-glazed UPVC window to the side aspect, power points, airing cupboard with underfloor heating system and radiator and carpeted flooring.



### Bedroom One

Coved and smooth set ceiling, ceiling light with fan, double-glazed UPVC bay window to the front aspect, radiator, power points and laminate flooring.

### Bedroom Two

Smooth set ceiling, ceiling light, double-glazed UPVC window to the rear aspect, radiator, power points and carpeted flooring.

### Bedroom Three

Coved and smooth set ceiling, double-glazed UPVC frosted window to the side aspect, built-in wardrobes, power points, radiator and laminate flooring.

### Bedroom Four

Coved and smooth set ceiling, ceiling light, double-glazed UPVC window to the front aspect, radiator, power points and carpeted flooring.

## Outside

### Driveway

Brick-built wall, fences, shingle area, outside lights, outdoor tap, side-gated access and a concrete driveway for multiple vehicles.

## Garden

Concrete driveway, single garage with a pitched roof, outside lights, artificial grass with surrounding wooden fences, workshop with power and lighting, garden room, outbuilding, surrounding wooden fences, trees, shrubbery, lean to with space for multiple vehicles, large laid to lawn area and an elevated concrete area.

## Useful Information

### Agent's Notes

Tenure: Freehold  
EPC: D  
Council Tax Band: D - Approximately £2,254.94 per annum.

### Stamp Duty

First Time Buyer: £18,000  
Moving Home: £18,000  
Additional Property: £46,000