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BEAULIEU ROAD, ALUM CHINE

BOURNEMOUTH, DORSET, BH4 8HY

FINE & COUNTRY
Homes from Edwards



ALUM CHINE

- FOUR DOUBLE BEDROOMS
- GARDEN ROOM/POTENTIAL FOR HOME OFFICE
- TWO RECEPTIONS AND CONSERVATORY
- FULLY INTEGRATED KITCHEN
- WELL PROPORTIONED LOUNGE/DINING ROOM
- BATHROOM AND ENSUITE
- INTEGRAL GARAGE AND PARKING
- LARGE DECKED GARDEN WITH ACCESS TO CHINE
- WALKING DISTANCE OF BEACHES
- WESTBOURNE VILLAGE NEARBY



Edwards Fine & Country are delighted to offer for sale this stunning four bedroom family home, located along a well regarded road just a short distance from Westbourne village with its array of boutique shops and popular cafes and eateries and within walking distance of Alum Chine leading directly to the seven miles of award winning beaches of the South coast. An exceptionally spacious detached family home, offering four bedrooms, off road parking, a private front and rear garden and a beautiful outlook - to name just a few of its many attributes.

Approached across a neatly landscaped, low maintenance front garden, the welcoming entrance hallway has useful storage space and stairs rising to the first floor, with a ground floor cloakroom neatly tucked beneath the stairs. The spacious lounge/dining room spans the rear elevation of the property, with a window and French doors leading out to the generously sized conservatory overlooking the rear garden - a light and airy room with plenty of floorspace for both lounge seating and dining table and chairs. A room beneath the conservatory offers potential for conversion to a home office or garden room. The kitchen benefits from a generous specification of integrated appliances set within light front, shaker style base and wall units providing ample storage and to the front aspect there is a breakfast room/study/playroom. From the hallway there is pedestrian access to the integral garage.

On the first floor there are four double bedrooms, each of which have the benefit of fitted storage space. The master bedroom has an adjoining ensuite shower room and a well appointed family bathroom serves the remaining three rooms.

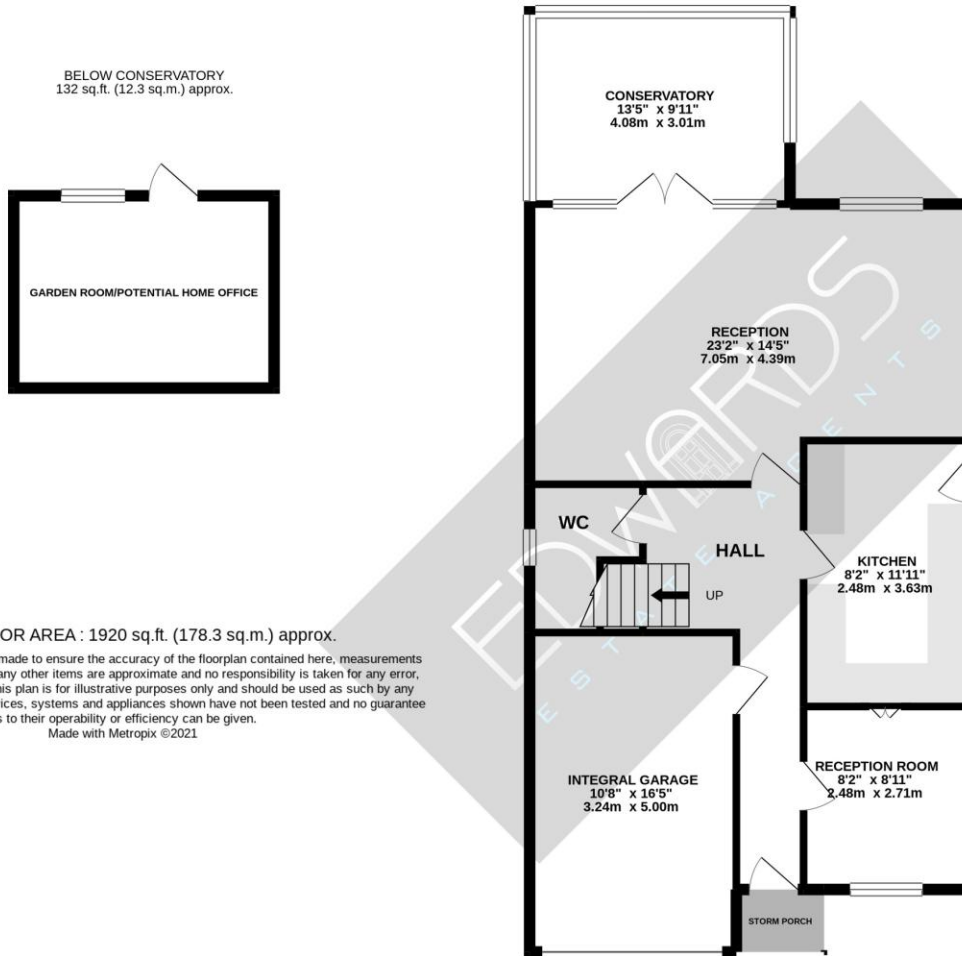
Outside, the rear garden overlooks the wooded backdrop of the Chine and has a raised terrace and lower decking - ideal social space for entertaining or relaxation! A generously proportioned integral garage has an electric vehicular door and has been equipped with utility space to the rear. There is access to the rear of the property from both sides.

Beaulieu Road is located on the fringes of Westbourne village and Bournemouth Town Centre is a short drive away with miles of award winning sandy beaches, as well as plenty of shops, bars and leisure facilities. The mainline rail station provides convenient, regular routes across the South West covering Reading, Plymouth, Portsmouth and London Waterloo.

EPC: D

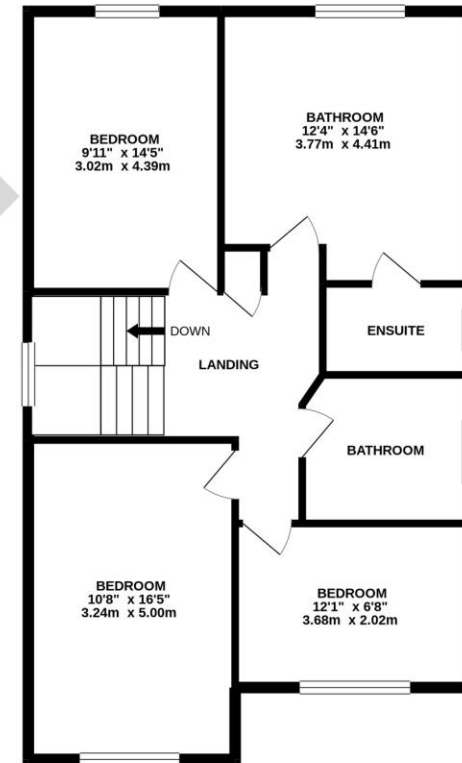


GROUND FLOOR
962 sq.ft. (89.4 sq.m.) approx.



BELOW CONSERVATORY
132 sq.ft. (12.3 sq.m.) approx.

1ST FLOOR
825 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 1920 sq.ft. (178.3 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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