

Property Location Saxonhurst Gardens, Bournemouth

Saxonhurst Gardens is a desirable residential cul-de-sac situated in Northbourne, Bournemouth, offering a peaceful setting while remaining conveniently positioned for local amenities, schools and transport links. The surrounding area provides easy access to Winton, Northbourne and Bournemouth town centre, with Wimborne Road close by for regular bus services and everyday shopping. The road is predominantly made up of established family homes and bungalows, making it a popular choice for families, downsizers and those seeking a quieter residential location within easy reach of Bournemouth's wider amenities.

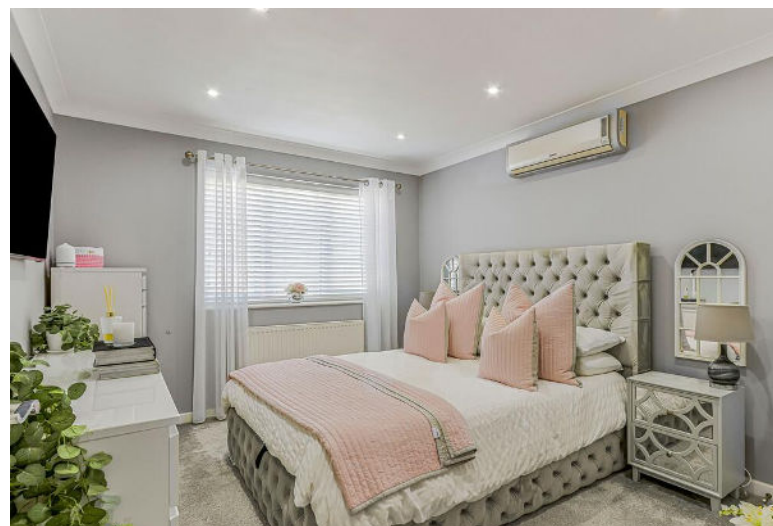


Total Area: 133.7 m² ... 1440 ft²
All measurements are approximate and for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



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Asking Price Of £475,000

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Key features:

- No Forward Chain
- Freehold
- Detached House
- High-Quality Finishes
- Air Conditioning
- Four Bedrooms
- Two Bathrooms & WC
- Rear Garden
- Large Conservatory
- Master En-suite
- Double Glazing
- Gas Central Heating
- Driveway
- Multiple Parking



Why you'll like it

Upon entering this beautiful property, you are welcomed by a spacious entrance hallway providing access to the main living accommodation, ground floor w/c and stairs rising to the first floor. To the rear of the property is a well-proportioned lounge, offering a comfortable principal reception space with double doors leading through to the impressive conservatory. The conservatory provides a particularly generous additional living area and offers excellent flexibility for use as a family room, dining area or relaxing space.

The kitchen/dining room is a real feature of the home, it provides an excellent open-plan space for both everyday family living and entertaining. The generous proportions allow for a good-sized kitchen alongside a dedicated dining or family area, with a central island adding both practicality and a focal point to the room.

Upstairs, the first-floor landing gives access to four well-proportioned bedrooms, the family bathroom and an en-suite serving the principal bedroom. Bedroom one is a generous double room positioned towards the front of the property and benefits from its own en-suite facilities. The remaining three bedrooms offer versatile accommodation, with ample scope for children's bedrooms, guests or a home office depending on individual requirements. A family bathroom serves the additional bedrooms.

Overall, the property offers approximately 133 sqm of well-planned accommodation, with particularly generous reception, air-conditioning in every room and kitchen/dining areas.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The combination of four bedrooms, en-suite facilities, spacious living accommodation and the substantial conservatory makes this a versatile family home with plenty of space for both everyday living and entertaining.

Agent's Notes:
Tenure: Freehold
Tax Band: E

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations (AML).

2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.

3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.

4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.

5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.

AML CHECKS: All prospective purchasers are required to complete AML, identity and source of funds checks. An applicable fee is payable and is non-refundable in the event that either party subsequently withdraws or the transaction does not proceed to completion.

