

Connells

Tower Close Development Tower Road Bournemouth

Tower Close Development Tower Road Bournemouth BH1 4LA

for sale
£370,000







Property Description

A beautifully designed three bedroom semi-detached home arranged over two floors, offering contemporary coastal living just one mile from Boscombe Beach. The ground floor features a welcoming entrance hall with storage cupboard, cloakroom/WC, spacious kitchen/diner with French doors opening onto the garden, and a separate living room. Upstairs are three well-proportioned bedrooms, including a generous principal suite with en-suite shower room, alongside a stylish family bathroom. Finished to a high specification throughout, the property benefits from a fitted kitchen, gas central heating, solar PV panels and an EV charging point. Ideally positioned for easy access to Bournemouth town centre, excellent transport links, local amenities and the area's renowned sandy coastline.

Tower Close forms part of an attractive new development in a well established residential area of Boscombe, offering a convenient lifestyle with a wide range of amenities close at hand. Residents can enjoy easy access to supermarkets, independent shops, cafés, restaurants, leisure facilities and everyday services.

Just one mile away, Boscombe Beach provides miles of golden sands and spectacular coastline, perfect for morning walks, sea swims, watersports or simply enjoying the fresh sea air throughout the year.

The property is also ideally located for commuters, with both Bournemouth and Pokesdown Railway Station providing direct services to London Waterloo,

Approach

The property benefits from an allocated parking space, with a paved pathway leading through the landscaped frontage to the covered entrance. The front door opens into the;

Entrance Hall

Access to the ground floor accommodation and stairs rising to the first floor.

Cloakroom

Low level WC, wall hung hand basin with mixer tap with tiled splashback.

Sitting Room

Double glazed window to the front aspect. Radiator.

Kitchen / Diner

A superb open plan kitchen/diner forming the heart of the home, thoughtfully designed to provide both practical living and entertaining space. The contemporary kitchen is fitted with a range of modern soft close wall and base units complemented by brushed nickel handles and laminate square-edge worktops with matching upstands. Appliances include an electric oven with ceramic touch control hob and pull out extractor hood. There is designated space for a fridge/freezer and washing machine/dryer and dishwasher and a cupboard housing the Glow-worm 35kW combi boiler.

The dining area offers ample room for a family dining table and enjoys a bright, airy

feel, enhanced by French doors overlooking and providing access to the rear garden. The room is finished with attractive wood effect flooring, creating a stylish and sociable living space ideal for modern family life.

First Floor Landing

Doors to bedrooms. Access to loft via loft hatch,

Bedroom One

Double glazed window to the front aspect. Radiator. Door to the;

En-Suite

Comprising a WC and wall mounted wash hand basin with chrome mixer tap. A fully tiled shower enclosure with glazed screen provides a stylish space, complemented by attractive porcelain tiling to the walls and splashback areas. Further benefits include a chrome heated towel rail and modern fittings throughout.

Bedroom Two

Double glazed window to the rear aspect. Radiator.

Bedroom Three

Double glazed window to the rear aspect. Radiator.

Bathroom

Obscure glazed window to the front aspect. The family bathroom is beautifully appointed with a contemporary three piece matching suite comprising a panel enclosed bath, wash hand basin and WC with floor to ceiling porcelain tiling creating a clean and modern finish. The bath is complemented by a chrome and glass shower screen together with a fitted shower over.

Outside

The property enjoys an attractive, low maintenance rear garden designed for outdoor entertaining. Immediately adjoining the property is a patio finished with buff paving slabs, providing an ideal space for al fresco dining, summer barbecues or relaxing with family and friends. Pathways are also laid with matching paving. The remainder of the garden is laid to lawn and is fully enclosed by 1.8m acoustic close-board fencing. An outside tap has been installed for garden maintenance and watering.

This energy-efficient new home has been designed with sustainability in mind and benefits from solar PV panels, helping to reduce energy costs and environmental impact. In addition, a 7.4kW tethered EV charging point is installed, providing convenient home charging for electric vehicles.

Agents Notes;

Please note that images used may be computer generated and/or from a show-home by the developer and are meant for guidance only.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

















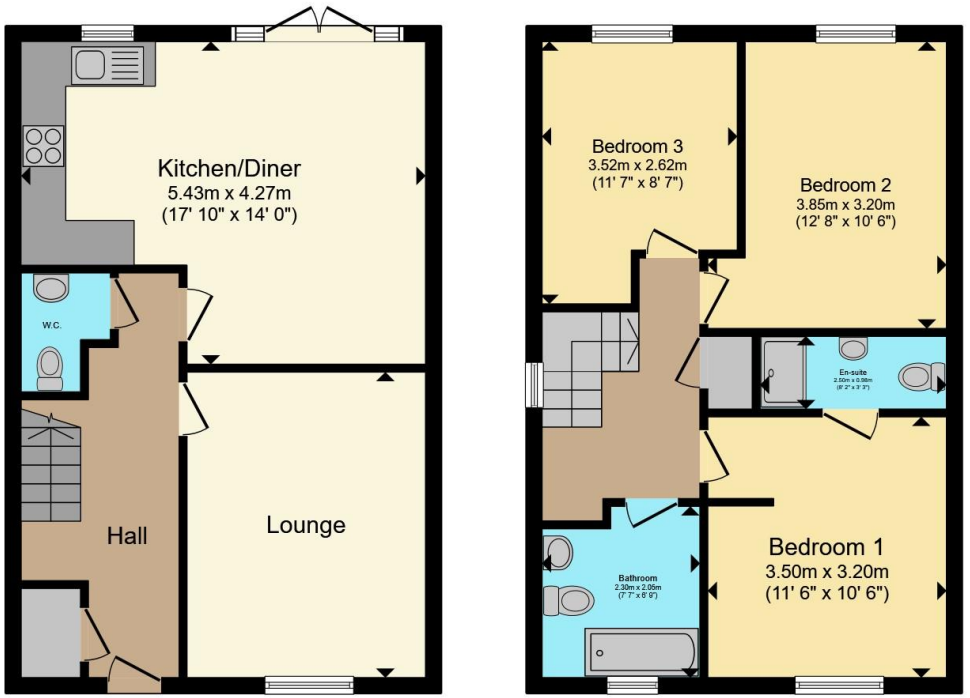

Ground Floor **First Floor**

Total floor area 92.5 m² (995 sq.ft.) approx

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Connells

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Exempt

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Tenure: Freehold

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