



Malvern Road, Moordown, Bournemouth BH9 3BP

£375,000

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This delightful modern detached house offers well-presented contemporary living, with thoughtful updates throughout. Perfectly situated in a sought-after area, it's a wonderful home for those seeking convenience and comfort.

The welcoming entrance hall leads through to an expansive lounge/dining room, perfect for entertaining or relaxing and features front and rear double doors offering direct access to the property's gardens. The separate modern kitchen offers plenty of base and eye level units for storage and ample space for appliances or even a small breakfast table and chairs, plus it features a recently updated induction hob and electric oven. Further facilities include a ground floor cloakroom and a first floor bathroom, offering practicality and ease for busy households.

From the first floor landing, the property offers four first floor bedrooms, providing ample space for family or guests. Bedroom 4 is currently arranged as a study, making it ideal for those seeking a dedicated work from home space. Recent updates include the combi boiler and an electric vehicle charging point. For tech enthusiasts, the property comes equipped with smart home wiring, allowing control of the lights, blinds, and audio with ease via smartphone app or voice command. In addition, the property is also wired for both fibre broadband and Virgin Media, all of which ensures the home is energy efficient and future ready.

Outside, the enclosed rear garden features a charming pergola, offering privacy and seclusion and being an ideal space for outdoor dining, relaxation or even an all-weather work out! Gates to the rear can be opened to provide access to an off road parking space, or simply be an extension of the garden, thanks to ample unrestricted on road parking on Malvern Road to the front and Easter Road to the rear.

A particular feature of the property is its favoured location, being within the catchments of popular schools, as well as being nearby to the shops, restaurants, and facilities of Moordown, Charminster, Winton, and the Castlepoint Centre. With all amenities and excellent transport links nearby, this home provides the perfect blend of modern living and convenience. Book a viewing today and make this exceptional property your new home!





KEY FEATURES

- Well-Presented Modern Detached House
 - Four First Floor Bedrooms
 - Expansive Lounge/Dining Room
 - Spacious Modern Kitchen
- Ground Floor WC & First Floor Bathroom
- Recently Updated Combi Boiler & Electric Vehicle Charging Point
 - Smart Home Wiring for Lights, Blinds & Audio
- Enclosed Rear Garden with Useful Pergola & Off Road Parking
 - Popular School Catchments
- Near to Shops, Facilities & Restaurants in Moordown, Charminster, Winton & Castlepoint

ADDITIONAL INFORMATION

Room Dimensions: Please See Floorplan

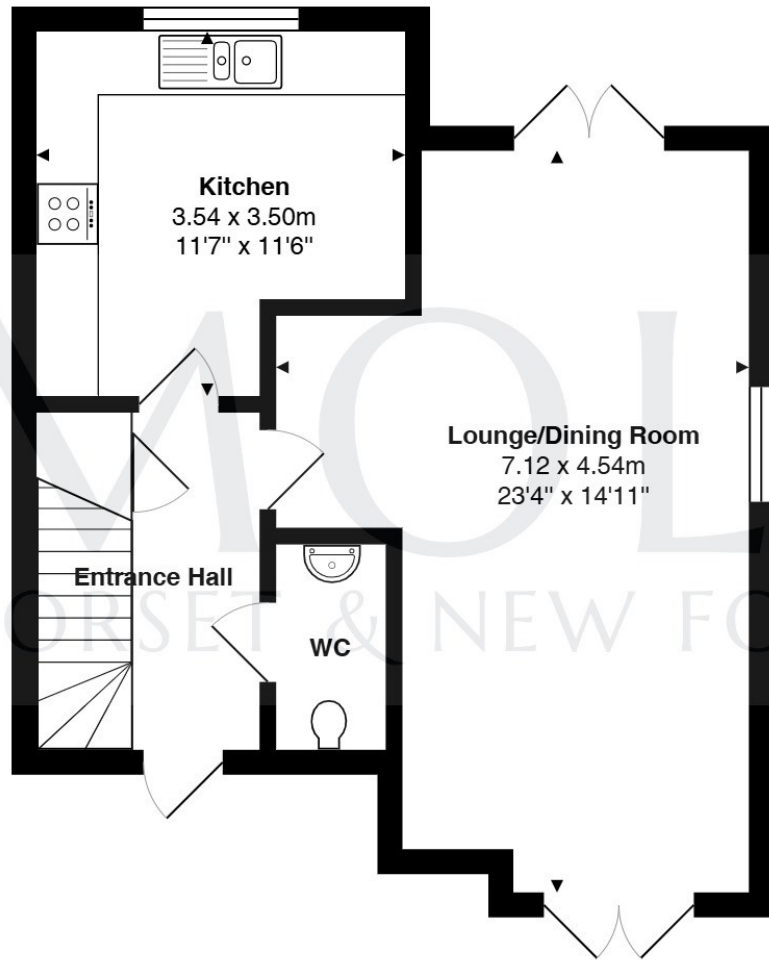
Tenure: Freehold

Council Tax: Band D - BCP Council

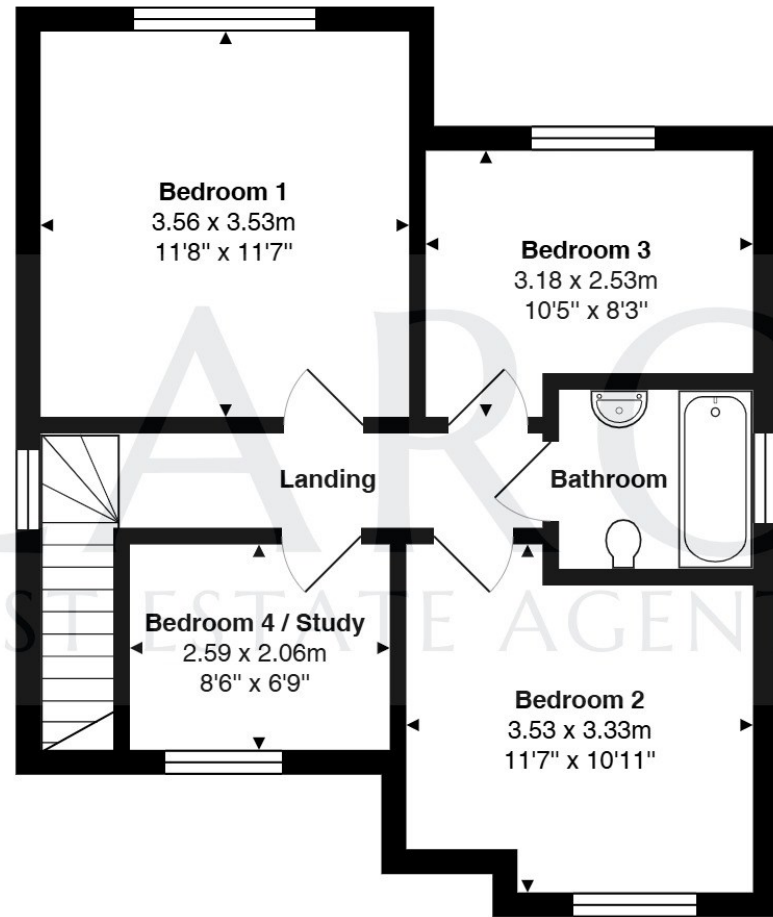




FLOORPLAN



Ground Floor



First Floor

Total Area: 95.1 m² ... 1023 ft²

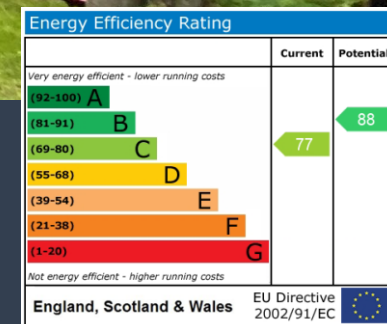
All measurements are approximate and for display purposes only





Viewing by Appointment Through the Vendor's Sole Agent

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