



**Swanmore Close, BOURNEMOUTH BH7 6PS**

**welcome to**

**Swanmore Close, BOURNEMOUTH**

A beautifully appointed four-bedroom detached home set in a peaceful cul-de-sac, offering two reception rooms, a kitchen/breakfast room, study, heated indoor pool with changing room, mature gardens, a gated driveway, and ample off-road parking — a perfect balance of luxury and everyday comfort.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Shower Room**

**Study**

11' 11" x 9' ( 3.63m x 2.74m )

**Lounge**

17' 5" x 12' 8" ( 5.31m x 3.86m )

**Dining Room**

17' 5" x 12' 4" ( 5.31m x 3.76m )

**Kitchen**

21' x 11' 8" ( 6.40m x 3.56m )

**Utility Room**

11' 10" x 7' 10" ( 3.61m x 2.39m )

**Landing**

**Bedroom One**

14' 7" x 11' 8" ( 4.45m x 3.56m )

**Ensuite**

11' 6" x 5' 7" ( 3.51m x 1.70m )

**Walk In Wardrobe**

8' 3" x 5' 7" ( 2.51m x 1.70m )

**Bedroom Two**

12' 8" x 12' 6" ( 3.86m x 3.81m )

**Bedroom Three**

12' 8" x 12' 6" ( 3.86m x 3.81m )

**Bedroom Four**

12' 6" x 8' 2" ( 3.81m x 2.49m )

**Bathroom**

11' 6" x 8' 11" ( 3.51m x 2.72m )

**Storage Room One**

11' 6" x 6' 11" ( 3.51m x 2.11m )

**Storage Room Two**

14' 9" x 8' 2" ( 4.50m x 2.49m )

**Swimming Pool**

51' 7" x 37' 6" ( 15.72m x 11.43m )

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Swanmore Close, BOURNEMOUTH

- Four bedroom detached home in a quiet cul-de-sac
- Gated driveway with off-road parking
- Two spacious reception rooms
- Kitchen/breakfast room with utility area
- Versatile study

Tenure: Freehold EPC Rating: C

Council Tax Band: F

# £750,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WTN110648 - 0007

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