

Property Location Boscombe East



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Meon Road, Bournemouth

Offers In Excess Of £625,000

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- Four Large Bedrooms
- En-Suite To Master
- Family Bathroom
- Ground Floor WC
- Spacious Lounge/Dining Room
- Kitchen/Breakfast Room
- Converted Garage (Utility/Office)
- 14 Owned Solar Panels
- Electric Car Charger
- Resin Driveway Parking
- Private Enclosed Rear Garden



Why you'll like it

Designed and built in 1992, this four-bedroom detached home offers a rare opportunity to purchase an individual property in the popular area of Boscombe East, Bournemouth, within 15 minutes walk to Bournemouth Royal Hospital, JP Morgan, Local Schools, Littledown Leisure Centre, Pokesdown train station, Southbourne Grove and award winning sandy beaches.

On the first floor, there are four well-proportioned bedrooms, three large enough to accommodate a double bed. The master bedroom benefits from its own en-suite shower room with instant electric shower, WC and wash basin, while the remaining bedrooms are served by a family bathroom fitted with a double ended free standing bath, electric shower, WC and wash basin. Both bathrooms feature frosted windows for natural light and privacy. In addition on the first floor is the access to both the long side attic used for extra storage. Solar battery and the main attic itself.

On the ground floor a welcoming entrance hallway gives access to all principal rooms. The versatile and spacious living room features a dual-aspect lounge and dining area, enjoying views to both the front and rear of the property. Two sets of double patio doors open directly onto the garden, flooding the room with natural light and creating a bright, airy atmosphere. There is ample space to comfortably accommodate both lounge and dining furniture, making it ideal for everyday living and entertaining. A brickwork fireplace serves as the warm and inviting centrepiece of this impressive space, adding charm and a cosy focal point to the room.

The Howdens kitchen/breakfast room is generously sized and beautifully appointed, featuring white marble-effect quartz worktops, two ceramic undermount sinks, and large marble-effect floor tiles that enhance the sense of space and light. A comprehensive range of fitted eye-level and base-level units, along with integrated appliances, creates a seamless, functional, and contemporary aesthetic, perfectly suited to modern family living. A separate ground floor WC further enhances the home's functionality and convenience.

In addition, the former integral garage has been converted to create a useful utility room/office space, ideal for home working, storage, or hobbies.

The wooden return staircase, complemented by a striking floor-to-ceiling window over both floors, leads to the first-floor accommodation and enhances the home's sense of space and natural light, creating a lot of bright light and elegant transition between levels.

The flooring throughout the house is Timberland real oak wood flooring, providing a high-quality finish that adds warmth, durability, and timeless character to every room.

This eco-friendly property is a sustainably designed home benefiting from gas central heating, triple-glazed windows and doors, EV charging point along with 14 owned solar panels and a 5 kw storage battery helping to minimise its environmental impact through reduced carbon emissions, lower energy consumption, improve energy efficiency and reduced utility bills.

Externally, the front garden is well maintained and enclosed by low-level walling and mature hedging, providing a good degree of privacy and an attractive approach to the property. A dropped kerb gives access to a resin driveway, offering off-road parking for up to three vehicles.

Access to the rear garden is via two side gates, one on each side of the property. The garden is fully enclosed and predominantly laid to lawn, with a resin patio area and pathways surrounding the home. A large garden shed provides storage, while well-stocked borders showcase a diverse mix of flowers, shrubs, and fruit trees, creating an attractive, private, and versatile outdoor space.

Agent's Notes:
EPC – C
Council Tax Band – E
Tenure – Freehold

We hereby disclose that the vendor of this property is an employee/member of staff of Martin and Co Bournemouth.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

