



£735,000

'The Swoop' 80 Magna Road, Bournemouth, BH11 9NB



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A fabulous four bedroom character chalet house on a secluded, mature plot in a popular location, convenient to Bournemouth, Poole and Wimborne.

Built circa 1940's this lovely property has lots of original features with the benefit of modern day living. Modernised and extended in recent years the accommodation is very versatile and could be sectioned to create an annex effect for those seeking multi family living.

The spacious kitchen/diner/day room is the hub of the house, bi-fold doors to the rear garden and side aspect window make this a light and airy space. The kitchen has a useful centre island with quality marble stone surface and space for seating, the 'shaker' style kitchen units are a modern colour, the worksurfaces are matching to the island and integrated appliances comprise of fridge/freezer, drinks fridge and dishwasher. The Rangemaster 5 burner gas range cooker will remain. Adjoining the kitchen is a good size utility room with space for washing machine and tumble dryer and practical door to the rear garden.

The lounge overlooks the scenic front gardens, has a feature bay window and double opening doors onto the wrap around verandah. The second reception room/ bedroom has wooden herringbone flooring, this room also has a pleasant outlook over the front. The master bedroom is located on the first floor and benefits from a walk-in wardrobe and modern ensuite with double shower unit. The family bathroom and ensuites are finished to a high standard with white beveled brick style tiling and built-in storage with quartz stone top.

This house oozes kerb appeal and a real feature is the sweeping lawned area to the front and side. The rear garden offers seclusion, is designed to create a pleasant social space, comprising of lawn and shrub areas and adjoining the house is a large composite decked area with recessed lighting. The property is set back from the road and offers privacy, approached via a sweeping driveway with a charming dovecote.

Situated in an very convenient location approximately 6 miles to Bournemouth town centre, 7 miles to the centre of Poole and under 4 miles to the market town of Wimborne Minster. Local bus routes ,medical centre, garden centre and primary school are all nearby. Beautiful walks can be enjoyed at Canford Park and Longham Lakes both under two miles distance.

Council Tax: Band F

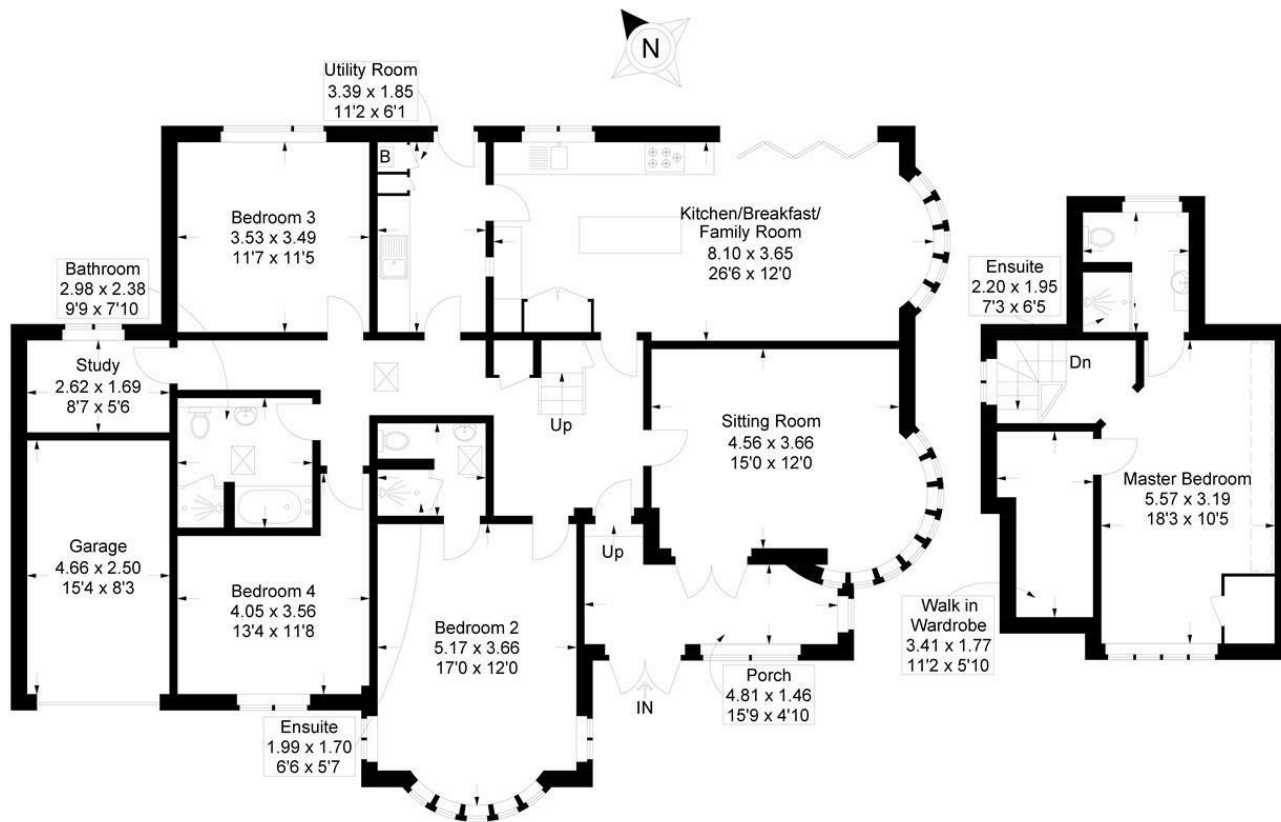


FEATURES & SPECIFICATIONS

- No forward chain
- Modernised and extended
- Mature grounds of approx. 0.5acres
- Family bathroom & two ensuites
- Versatile accommodation
- Quality internal doors
- Gas central heating
- Double glazing
- Garage plus ample parking

Magna Road, Poole

Approximate Gross Internal Area = 169.3 sq m / 1823 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 1.6 sq m / 17 sq ft
 Total = 170.9 sq m / 1840 sq ft



Ground Floor

First Floor

— = Reduced headroom below 1.5m / 5'0
 This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(09-00) C			
(55-00) D			
(39-54) E			
(21-30) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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