



Wheaton Road Bournemouth BH7 6LL

£500,000 Freehold





Adams Property Agents is a trading style of Adams Property Solutions Limited. Adams Property Solutions Limited is registered in England and Wales at 343 Wimborne Road, Bournemouth, BH9 2AD under Company Registration number 5978578.



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Adams Property Agents are delighted to offer for sale this beautifully presented three double bedroom detached family home situated in a sought-after residential location close to Kings Park and Southbourne High Street. Situated towards the quiet end of the road, the property offers a wonderful combination of modern living, practical space and future potential, making it ideal home for families or those seeking contemporary living.

The ground floor accommodation begins with a welcoming entrance hall leading into a bright and spacious open-plan living and dining area, providing an excellent space for both everyday living and entertaining. Large windows allow natural light to fill the space and create a pleasant connection with the garden.

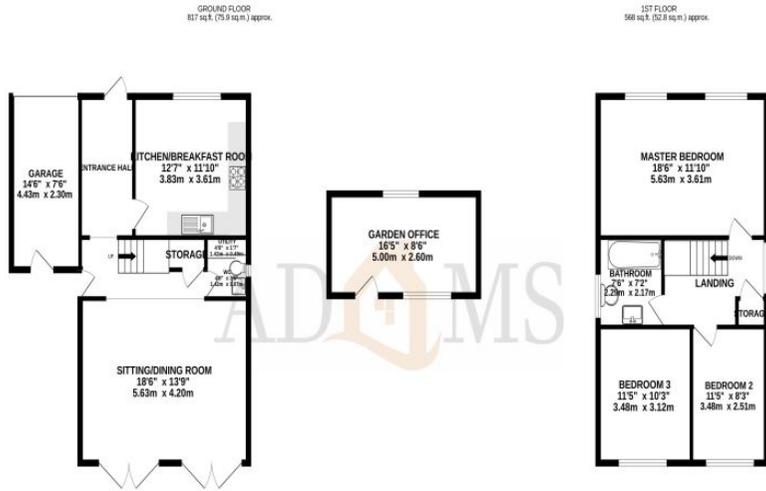
The modern kitchen, complete with underfloor heating, offers generous worktop space and storage while maintaining a practical and sociable layout. A useful ground floor WC/utility room adds further convenience and also offers potential to be adapted into a shower room if required. The property further benefits from gas central heating and recently installed air conditioning, ensuring comfort throughout the seasons.

Upstairs, the home features three well-proportioned double bedrooms, together with a modern family bathroom and additional storage. The principal bedroom already has provisions in place for the installation of an en-suite bathroom, allowing future owners to further enhance the accommodation if desired.

Externally, the property enjoys a private sunny rear garden, ideal for relaxing or entertaining. A standout feature is the high-quality garden office constructed in 2024, which is fully insulated and fitted with heating and air conditioning, providing an excellent space for home working, creative use or a studio.

To the front, the property benefits from driveway parking for two vehicles in addition to an attached garage, offering valuable storage or potential for conversion into additional accommodation such as a fourth bedroom or extended living space (subject to the necessary permissions).

The location offers excellent convenience, with local schools, parks, shops and transport links all within easy reach. Pokesdown railway station is minutes away.



TOTAL FLOOR AREA: 1385 sq ft. (128.7 sqm.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	55
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		83
(69-80)	C	70	
(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	

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