

Headswell Avenue

Redhill, Bournemouth BH10 6JU



HEARNES

WHERE SERVICE COUNTS



“A distinctive, yet spacious 2,700 sq ft family home occupying a large corner plot within Redhill”

FREEHOLD PRICE £550,000

This unique and well proportioned 2,700 sq ft three double bedroom, two bathroom detached family home sits proudly on a large corner plot with generous off-road parking for several vehicles and two large garages. The property enjoys a sought after location within Redhill and falls within the Hillview school catchment.

The current owners have been in residence for circa 23 years and the property has had a number of improvements and has further scope to be enlarged and enhanced as required. The property could also have annexe potential and could be offered with immediate vacant possession.

- **Three double bedroom family home**

Ground floor:

- Good size **reception hall**
- 15ft Dual aspect **lounge** with attractive stone fireplace with living flame coal effect gas fire
- Generous size **kitchen/breakfast room** incorporating ample roll top work surfaces which continues round to form a breakfast bar, good range of base and wall units, recess for range cooker with extractor canopy above, space for fridge/freezer, inner lobby with double French doors leading out onto the side garden
- **Inner hallway** with understairs cupboard, two storage cupboards and stairs leading down to the lower ground floor
- Spacious family **bathroom/shower room** incorporating panelled bath, separate shower cubicle with multi-jetted shower, WC with concealed cistern, wall mounted wash hand basin with vanity storage beneath
- **Utility room** with recess and plumbing for washing machine
- **Office** with fitted desk
- Good size separate **dining room**
- Dual aspect **master bedroom** which is a good size double bedroom, dressing area with two fitted wardrobes
- **En-suite bathroom** finished in a white suite to incorporate corner bath with shower over, pedestal wash hand basin, WC, fully tiled walls

First floor:

- Two double **bedrooms**
- **Cloakroom** refitted in a modern white suite to incorporate WC, wall mounted wash hand basin with vanity storage beneath

Lower ground floor:

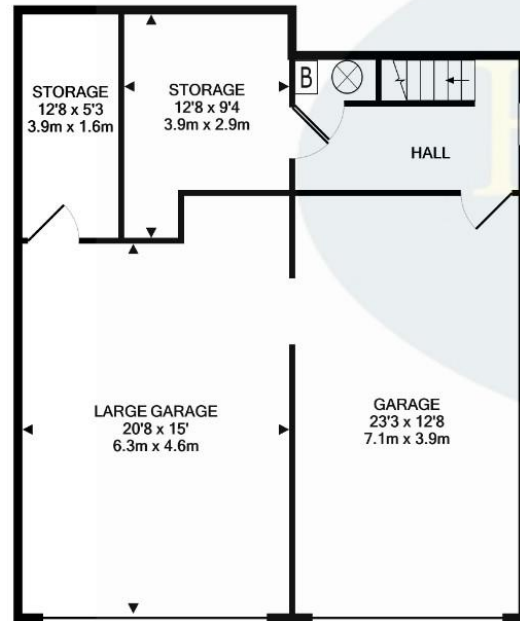
- **Store room**
- Two large **garages** – one measures 15ft in width, one measures 12ft in width, both with light and power, both with roll up and over doors
- **Workshop/store room** with light and power



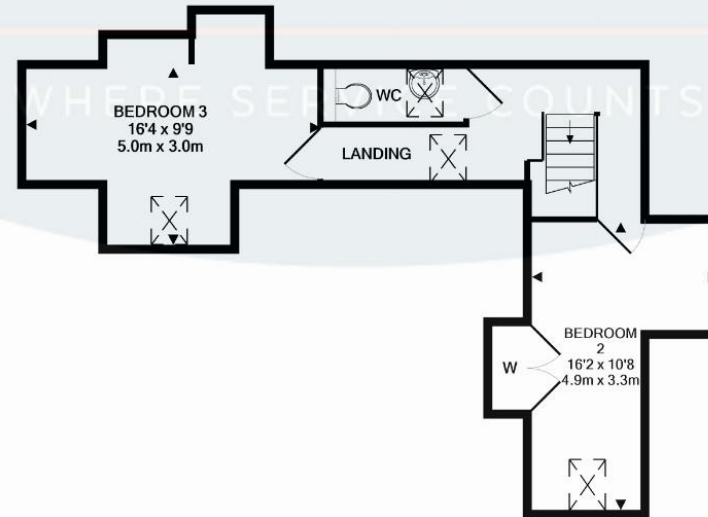


TOTAL APPROX. FLOOR AREA 2702 SQ.FT. (251.0 SQ.M.)

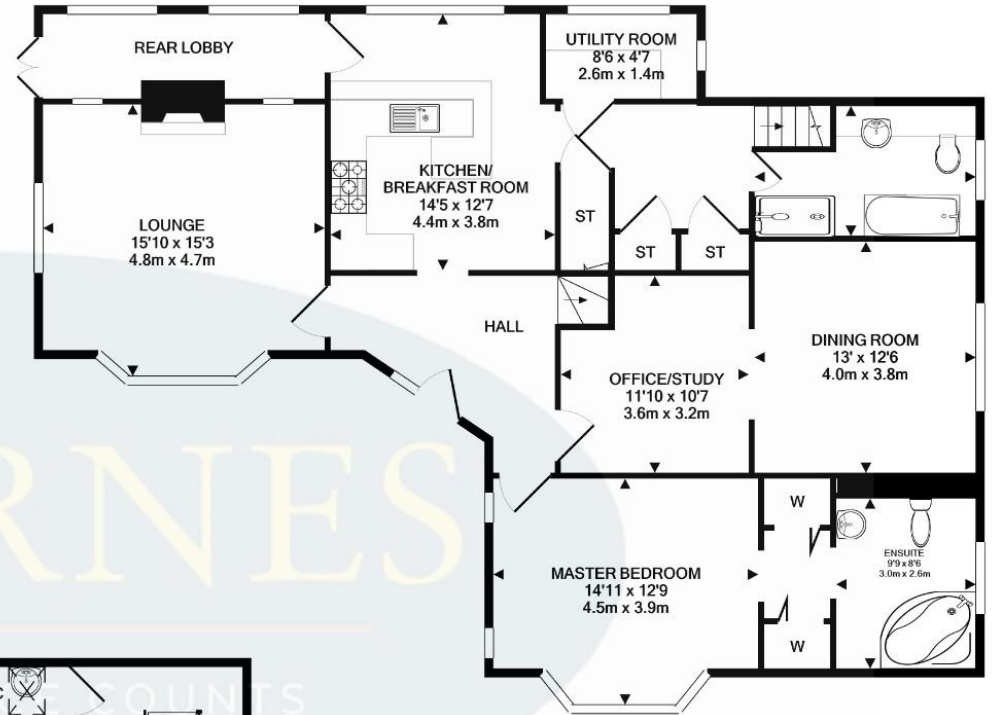
Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141
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LOWER GROUND FLOOR
APPROX. FLOOR
AREA 888 SQ.FT.
(82.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1391 SQ.FT.
(129.2 SQ.M.)







Outside

- A **front driveway** provides generous off-road parking for several vehicles and in turn leads up to two large **garages**
- The **front garden** is predominantly laid to lawn with a path leading up to a lower paved patio area and steps leading up to the front entrance into the property
- There is an area of southerly facing private **side garden** which has been paved for ease of maintenance
- Further benefits include **double glazing and a gas fired central heating system**

There is a good selection of amenities in Kinson less than 1.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 3 miles away.

COUNCIL TAX BAND: E

EPC RATING: E



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