



HEARNES
WHERE SERVICE COUNTS

**Northbourne Avenue
Bournemouth, Dorset, BH10 6DG**

FREEHOLD

GUIDE PRICE £550,000

“A superbly presented family home with a large outbuilding”

A modern detached four double bedroom, two bathroom detached family home, benefitting from a large outbuilding and off-road parking for several vehicles. Enjoying a convenient location within Northbourne close to amenities.

- Spacious and modern fitted **kitchen/breakfast room** measuring approximately 19ft 8in x 11ft 2in, incorporating a range of modern fitted units, Range cooker with 7 ring gas hob, two wine coolers, space and plumbing for a washing machine and fridge/freezer, a double glazed door providing access out to the side of the property
- Large L-shaped **lounge/dining room** with double glazed patio doors leading out to the rear garden
- Ground floor **cloakroom**
- **Master bedroom** enjoying an **en-suite shower room** incorporating a double shower cubicle, vanity unit with a built in wc and wash hand basin, heated ladder towel rail, fully tiled walls and flooring and LED sensor lights
- **Bedrooms two and three** are both double in size and benefit from built in wardrobes
- **Bedroom four** is also a double bedroom
- Modern fitted **family bathroom** incorporating a double ended bath, double shower cubicle, wc, vanity unit with built in wash hand basin, a heated ladder towel rail, large heated mirror, fully tiled walls and flooring and LED sensor lights
- Within the garden there is a **summerhouse** which is currently used as an annexe incorporating a double bedroom, modern fitted shower room, kitchen with a range of fitted units, space and plumbing for a washing machine and a fridge/freezer and air conditioning
- The delightful **rear garden** enjoys a **westerly aspect**, well-stocked borders, resin edging and the remainder laid to lawn
- **Resin driveway** providing off-road parking for several vehicles
- **Garage** with a metal up and over door, light and power. The garage is accessed via a private lane conveyed with the sale of the property, right of access is required over this lane by neighbouring residents
- Gas-fired central heating and double glazing
- Air conditioning units in the kitchen, lounge, master bedroom and second bedroom
- Hot tub in the rear garden is subject to negotiation

The nearest bus stop is approximately 150 metres away, whilst amenities are approximately 230 metres away. Ferndown's town centre offering a further selection of shops, cafes, restaurants, leisure and recreational facilities is located approximately 3 miles away. Access to the River Stour is less than ½ a mile away, great for dog walking, cycling and families.

COUNCIL TAX BAND: B

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

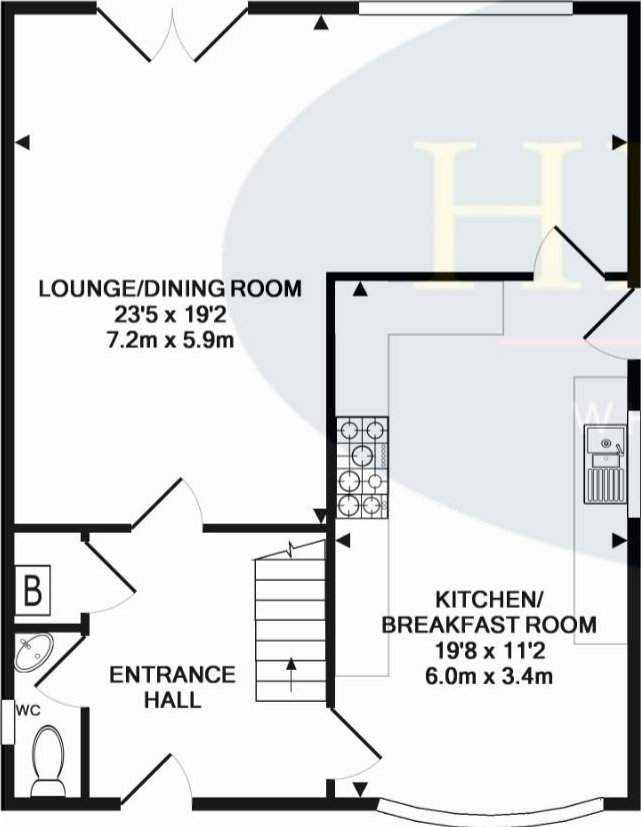




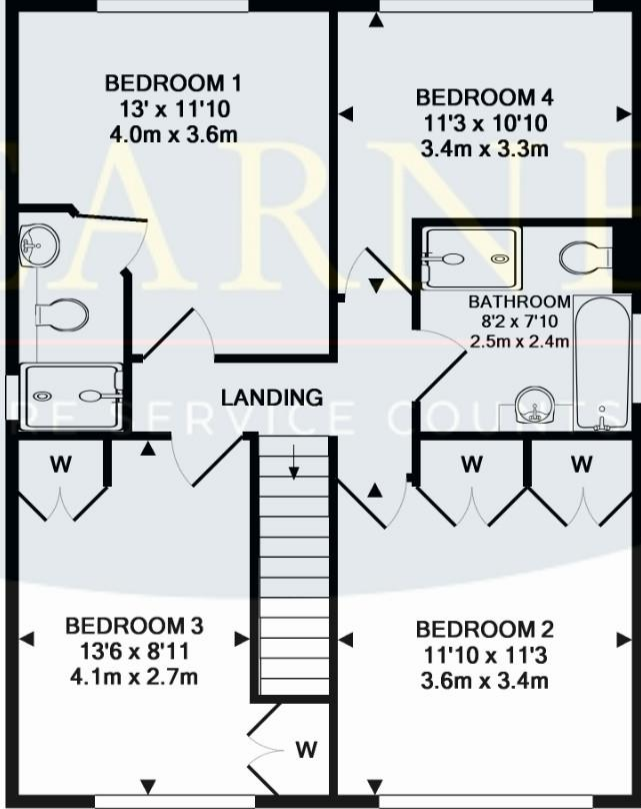
TOTAL APPROX. FLOOR AREA 1947 SQ.FT. (180.9 SQ.M.)



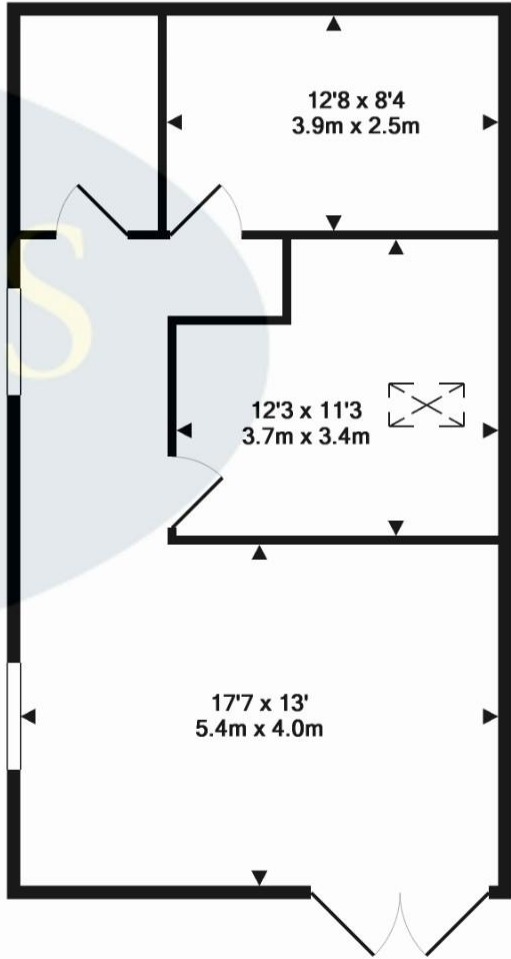
Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141
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GROUND FLOOR
 APPROX. FLOOR
 AREA 682 SQ.FT.
 (63.3 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 676 SQ.FT.
 (62.8 SQ.M.)



SUMMER HOUSE (CURRENTLY USED AS ANNEXE)
 APPROX. FLOOR
 AREA 590 SQ.FT.
 (54.8 SQ.M.)



Summerhouse



Summerhouse



Summerhouse



Summerhouse



www.hearnes.com

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