



**HEARNES**

WHERE SERVICE COUNTS

**Avebury Avenue  
Northbourne, Bournemouth BH10 7ED**



# FREEHOLD PRICE

## £550,000

*“An impeccably presented 1930’s character home with a 90ft private, enclosed rear garden”*

A beautifully presented and generous sized three double bedroom, two reception room 1930’s detached character family home has a 21ft conservatory, a 90ft private rear garden, garage and ample off road parking. Occupying a large secluded plot whilst enjoying a sought after and convenient location within Northbourne.

- 17ft **Reception hall** with wooden flooring
- 16ft Dual aspect **lounge** with wooden flooring and a double glazed bay window offering a pleasant outlook over the front garden. Attractive focal point of the room is a living flame coal effect gas fire with granite hearth and inset with attractive surround
- Separate dual aspect **dining room** with double glazed French doors leading out into the conservatory
- Modern **kitchen** incorporating ample roll top work surfaces, a good range of base and wall units with under lighting, built-in stainless steel double oven, hob and extractor, integrated washing machine, dishwasher, fridge and freezer. Attractive tiled splashbacks, tiled floor and double glazed French door leading out into the conservatory
- 21ft Stunning, fully double glazed **conservatory** with double glazed French doors leading out onto the rear garden patio. Tiled floor with underfloor heating throughout this fantastic family room
- 18ft Spacious **landing**
- Master bedroom and **guest bedroom** are both large double bedrooms which both benefit from an excellent range of bedroom furniture
- **Bedroom three** is also a double bedroom and has fitted wardrobes and bedside cabinets
- There is a spacious **family bathroom/shower room** finished in a stylish white suite to incorporate a panelled bath with mixer taps and shower hose, corner shower cubicle, wash hand basin with vanity storage beneath, low level WC
- The **rear garden** is without doubt a superb feature of the property as it offers an excellent degree of seclusion, is fully enclosed and measures approximately 90ft x 40ft. The garden is predominantly laid to lawn with a large paved patio area adjoining the rear of the property. On one side of the property there is a side gate whilst on the opposite side of the property there is a single garage
- **Single garage** has double wooden doors at the front with a metal up and over door at the rear of the garage. There is light and power and a wall mounted gas Worcester boiler
- A **front driveway** provides off road parking for approximately three vehicles with a good size area of front lawn
- **Further benefits** include double glazing, replacement UPVC fascias and soffits, a gas fired central heating system with replacement boiler

There is a good selection of amenities in Kinson approximately 0.5 mile away. There is a small selection of amenities at West Parley 1 mile away, whilst Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 2.5 miles away.

COUNCIL TAX BAND: E

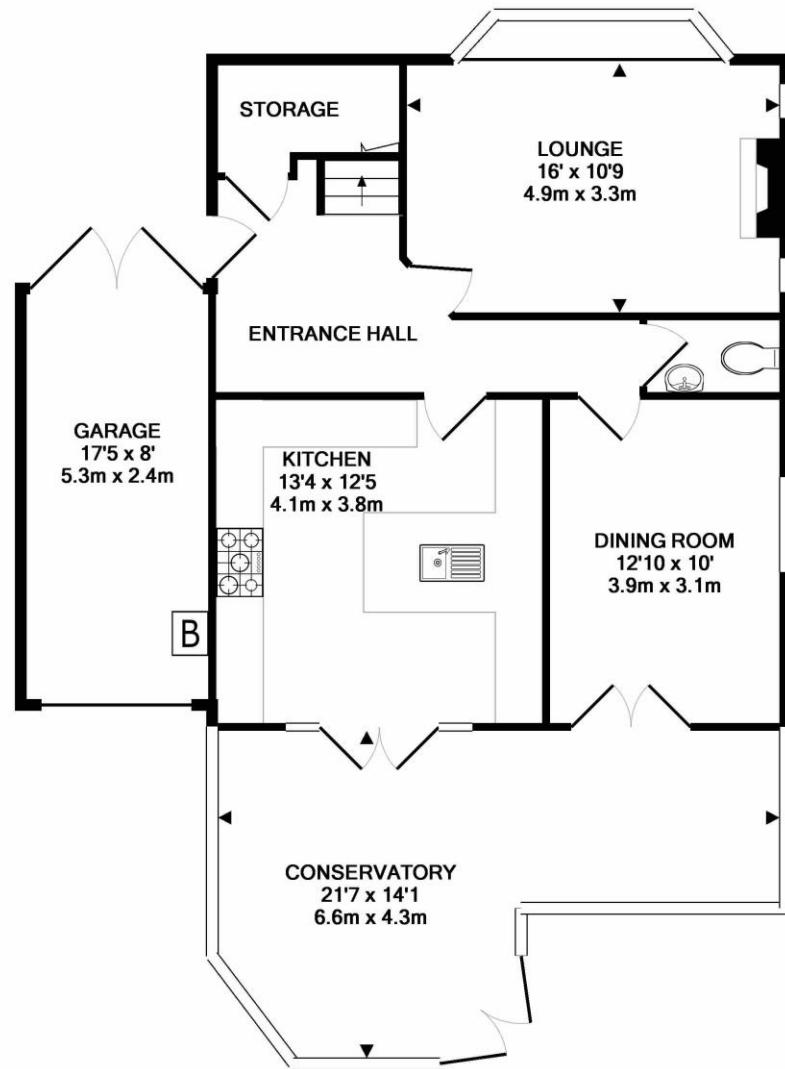
EPC RATING: C

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

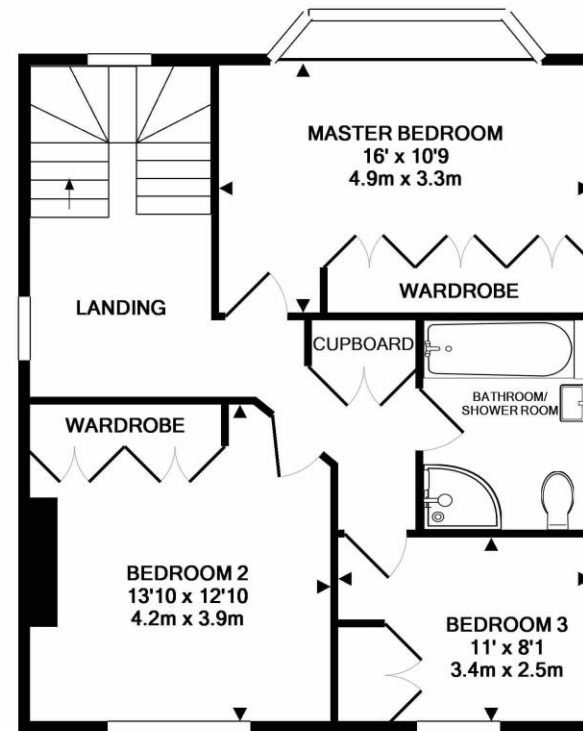








GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 1753 SQ.FT. (162.9 SQ.M.)

Whilst every attempt has 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 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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