

Austen Lodge

Austen Avenue, Northbourne BH10 7EE



HEARNES

WHERE SERVICE COUNTS



“A character and spacious family home with a secluded rear garden in a popular residential location”

FREEHOLD PRICE £600,000

An immaculately presented charming and character four bedroom, one shower room, one bathroom detached family home, with a double glazed conservatory overlooking a secluded rear garden with a converted garage and driveway providing generous off-road parking.

Austen Lodge has been well maintained over the years, as well as being able to retain many of its original features along with its charm and character.

- **A four bedroom detached and character family home with a secluded garden**

Ground floor

- **Covered front entrance vestibule** with a wooden front door and stained glass window leading through into the entrance hall
- **Spacious entrance hall**
- **Ground floor cloakroom** finished in modern white suite incorporating a WC, pedestal wash hand basin, fully tiled walls and flooring
- Light and **spacious lounge** with double glazed bay window to the front aspect, an attractive focal point of the room is an exposed brick feature fireplace with inset for burning stove and wooden mantle above
- **29ft open plan kitchen/breakfast/dining area.** Kitchen breakfast area incorporates ample roll top work surfaces with a good range of base and wall units, range cooker with extractor canopy above, recess and plumbing for washing machine and dishwasher, recess for microwave, integrated fridge, integrated freezer, the work tops continue round to form a breakfast bar, double glazed window overlooking the rear garden, double glazed door leading out onto the patio area, tiled floor continuing through into the dining area
- **Dining area** has ample space for a large dining table and chairs and a feature fireplace with sliding patio doors leading out into the conservatory
- **The conservatory** is fully double glazed, has a tiled floor with double glazed French doors leading out onto the patio area
- **Office/study** was formerly the rear portion of the garage, has a double glazed window, an internal door leading through into the entrance hall and further door leading through into the front portion of the garage which now is mainly used for storage

First floor

- **Spacious first floor landing** which is large enough to use as a study area
- **Bedroom one** is a generous sized double bedroom benefitting from a storage cupboard and two fitted floor to ceiling mirror fronted wardrobes with sliding doors
- Extremely spacious and beautifully finished **ensuite shower room** incorporating a large walk-in shower area with a chrome rain drop showerhead and shower attachment, wash hand basin with vanity storage beneath, additional vanity unit, WC, fully tiled walls and flooring
- **Bedroom two** is also a generous sized double bedroom with vanity unit, pedestal wash hand basin and double glazed window to the rear aspect
- **Bedroom three** is a double bedroom with fitted wardrobes, cupboards and shelving with double glazed window to the front aspect
- **Bedroom four** is a generous sized single bedroom with a double glazed window to the rear aspect
- **Spacious family bathroom**, incorporating a panelled bath, mixer taps and shower hose, corner shower cubicle, WC, wash hand basin with vanity storage beneath, tiled floor and partly tiled walls
- Further benefits include double glazing and a gas fired heating system

COUNCIL TAX BAND: E

EPC RATING: E

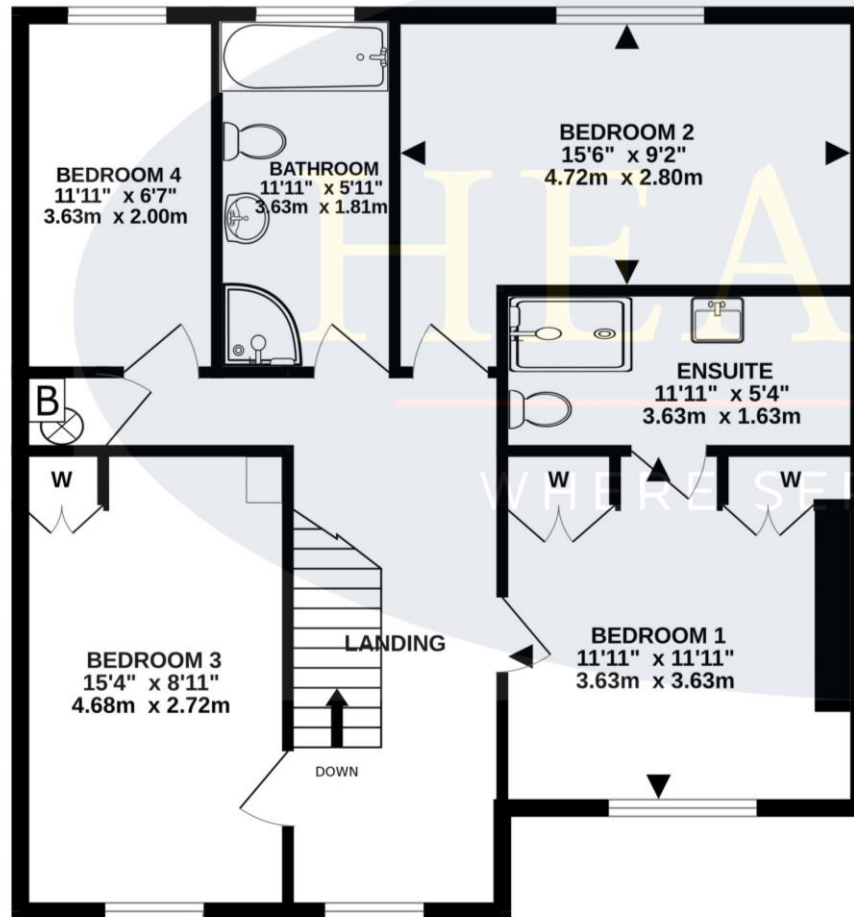




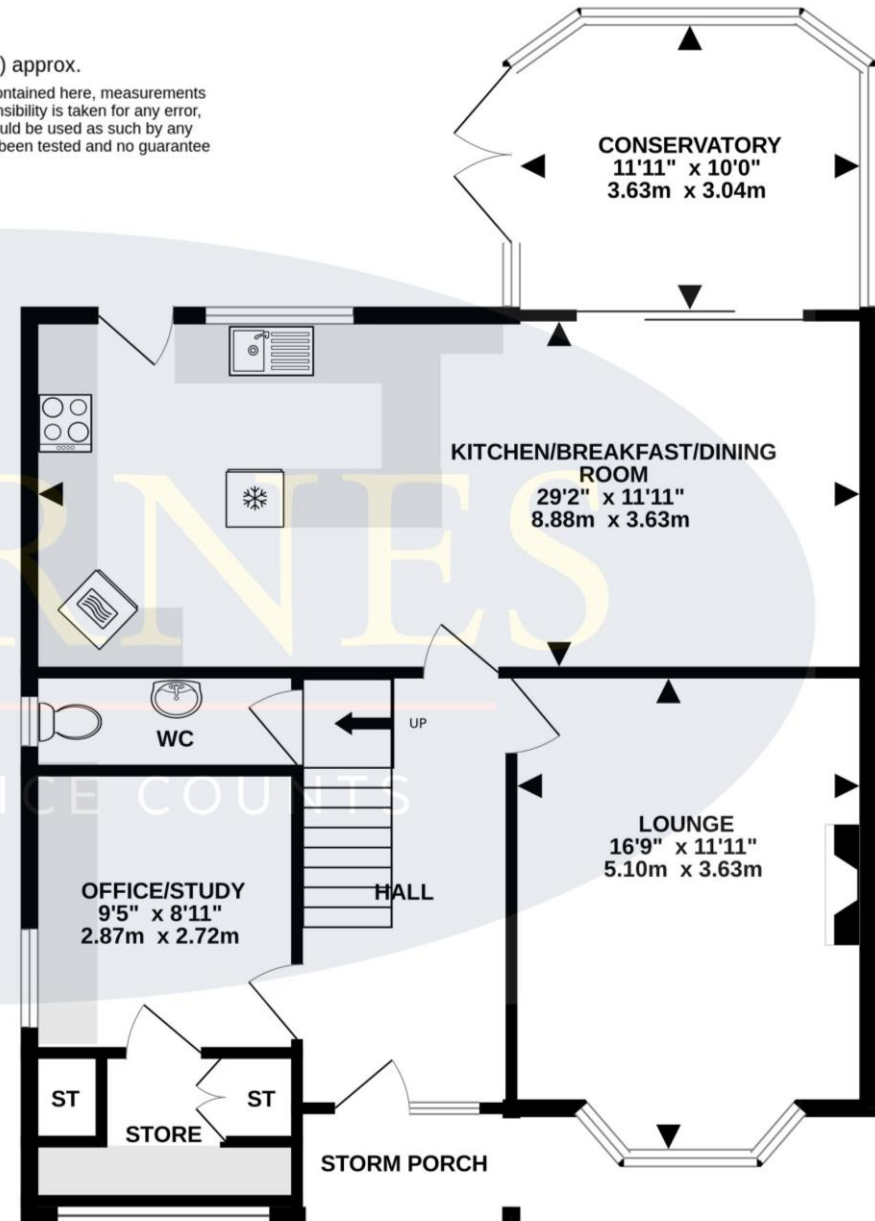


TOTAL FLOOR AREA : 1704 sq.ft. (158.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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1ST FLOOR
787 sq.ft. (73.1 sq.m.) approx.



GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.

AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





Outside

- The **rear garden** offers an excellent degree of seclusion, is immaculately kept and measures approximately 40ft x 35ft. Adjoining the rear of the property there is an innately **shaped paved patio**. A side path leads down to a side gate. Along the side path is a log store. The remainder of the garden is predominately laid to lawn and is bordered by well stocked flower beds. At the end of the garden there are two further raised paved patio areas. There is a **timber storage shed and greenhouse**. The garden is stocked with many attractive ornamental plants and shrubs and is fully enclosed
- The **front driveway** provides generous off-road parking
- The **former garage** has been converted and sub divided to create a front storage area with the up and over door remaining and a rear portion is now a **music room/home office**

There is a small selection of amenities in Kinson less than one mile away. Bournemouth town centre offers an array of shops, restaurants, leisure and recreational facilities and is approximately 5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 3 miles away. Bournemouth Airport is also within easy reach, located approximately 3.5 miles away.



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