

# Western Avenue

Bournemouth, Dorset, BH10 6HQ



**HEARNES**

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# ***“A substantially enlarged and beautifully finished bungalow with a 100ft southerly facing private garden”***

**FREEHOLD PRICE £515,000**

This beautifully finished, substantially enlarged and deceptively spacious three double bedroom detached bungalow has a 100ft secluded south facing rear garden with detached outbuilding and driveway providing generous off-road parking.

This simply stunning and superbly appointed bungalow undoubtedly has the WOW factor, situated in the Redhill area of Northbourne. A particular feature of the property is a striking 24ft open plan kitchen/breakfast/dining/lounge area with a vaulted ceiling and bi-fold doors opening out to a secluded 100ft south facing rear garden. The property has some lovely finishing touches, must be seen to be fully appreciated and is offered with no onward chain.

- **A substantially enlarged three double bedroom detached bungalow with a 100ft secluded south facing rear garden, offered with no chain**
- Spacious **entrance hall** with storage cupboard, tiled floor, underfloor heating and vaulted ceiling with remote control rain sensor Velux window, offering an impressive entrance into this stunning property
- 24ft x 24ft Open plan split level **kitchen/breakfast/dining/lounge**
- **Kitchen/breakfast area** beautifully finished with extensive granite worktops which continue round to form a breakfast bar, with matching upstands. There is an excellent range of high quality integrated appliances to include Deitrich five ring induction hob with AEG extractor above, Hotpoint double oven, dishwasher, fridge/freezer, tiled floor with underfloor heating and a vaulted ceiling with a remote control rain sensor Velux window
- **Lounge/dining area** which runs the full width of the bungalow, with a vaulted ceiling, two remote control rain sensor Velux windows, a living flame log effect fire, solid oak wood panelled flooring and bi-fold doors opening to offer uninterrupted views over the secluded south facing rear garden
- **Utility room** with a tiled floor and underfloor heating, sink unit, granite worktops, base and wall units, plumbing for a washing machine, vaulted ceiling with remote control rain sensor Velux window
- **Three double bedrooms**, all with fitted wardrobes
- Luxuriously appointed and spacious **wet room/bathroom** incorporating a walk-in shower area with chrome raindrop shower head and separate shower attachment, panelled bath, wc, contemporary wash hand basin with vanity storage beneath, heated towel rail, fully tiled walls and flooring with underfloor heating
- **Further benefits** include double glazing, a gas-fired heating system and underfloor heating in all rooms with tiled flooring. The property is also offered with **no forward chain**

**COUNCIL TAX BAND: C**

**EPC RATING: D**

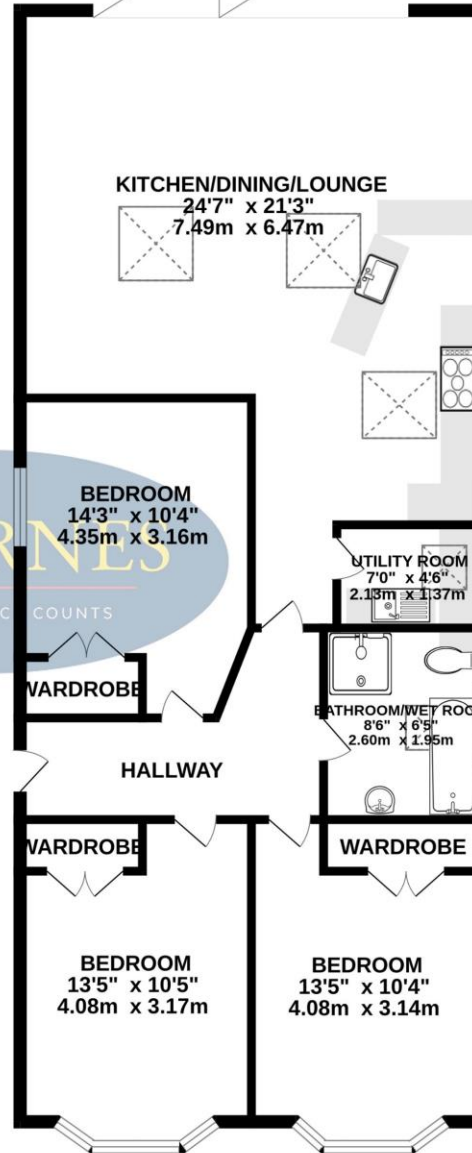




NOT LOCATED IN THE EXACT POSITION  
174 sq.ft. (16.1 sq.m.) approx.



GROUND FLOOR  
1031 sq.ft. (95.8 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (112.0 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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## Outside

- **Rear garden** which is a superb feature of the property, measures approximately 100ft in length x 30ft in width, faces a **southerly aspect** and offers an excellent degree of seclusion. Adjoining the rear of the property there is a large paved patio with electrically operated roll out sun canopy and a wide side path leading round to double wooden side gates. The remainder of the garden is predominantly laid to lawn which is ornately shaped. A gravelled path continues down through the centre of the garden to a **former detached garage, now a useful outbuilding**, with light and power. At the far end of the garden there is a further gravelled area providing the ideal space to relax and enjoy this beautiful garden or the potential space to construct a further outbuilding
- **Front driveway** providing generous off-road parking

Amenities at Castlepoint Shopping centre are located approximately 2 miles away, whilst Bournemouth's town centre is located approximately 3.5 miles away. Ferndown's town centre is also located approximately 3.5 miles away. The property falls within the Hill View School catchment.



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