



Cedar Avenue, Northbourne  
Bournemouth, Dorset, BH10 7EF

# FREEHOLD PRICE

## £475,000

***“A virtually brand new and beautifully finished bungalow in a cul-de-sac location and offered with no chain”***

This superbly appointed and conveniently located three bedroom, one bathroom, one shower room detached bungalow has a west facing private and enclosed rear garden and a front driveway providing generous off road parking whilst tucked away in a popular yet convenient cul-de-sac location.

The current owner has transformed this old bungalow into a virtually brand new property. No expense has been spared with the overall finish and attention to detail. The list of changes and improvements are vast and include a completely new roof, including a new roof structure, an extension to the lounge which makes the living room light and spacious, replumbed, rewired, new drains including the water main along with the property being beautifully finished and modernised and landscaped gardens. The property also now comes to the market offered with no onward chain

- **A virtually brand new three bedroom detached bungalow with a private, west facing landscaped rear garden and offered with no chain**
- **Spacious 17ft entrance hall**
- **Generous size 17ft lounge**
- A superbly appointed and **dual aspect 17ft kitchen/dining room**
- **The kitchen area** has been beautifully finished with extensive wood block worksurfaces and a good range of base and wall units along with an excellent range of integrated appliances to include fridge/freezer, oven, hob and extractor, washing machine and dishwasher
- **The dining area** has ample space for dining table and chairs and has double glazed French doors leading out into the private, west facing and landscaped rear garden
- **Bedroom one** is a generous size double bedroom
- **En-suite shower room** finished in a stylish white suite incorporating a good size corner shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath
- **Bedroom two** is also a generous size double bedroom
- **Bedroom three** is a large single bedroom enjoying a dual aspect
- **Family bathroom** finished in a stylish white suite incorporating a panelled bath with glass shower screen and shower over with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath
- **The rear garden** is fully enclosed and incorporates a large, newly laid lawn with a paved patio area and a paved path leading round to a side gate. The lawn also continues round to the side of the bungalow which again offers a good degree of seclusion
- **A front gravelled driveway** provides generous off road parking
- **Further benefits include;** double glazing, a newly installed gas fired central heating system and the property comes to the market offered with no onward chain

There is a small selection of amenities at West Parley approximately 1 mile away. Kinson offers a good selection of day-to-day amenities. Kinson is located less than 1.mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located less than 3 miles away.

**COUNCIL TAX BAND: D**

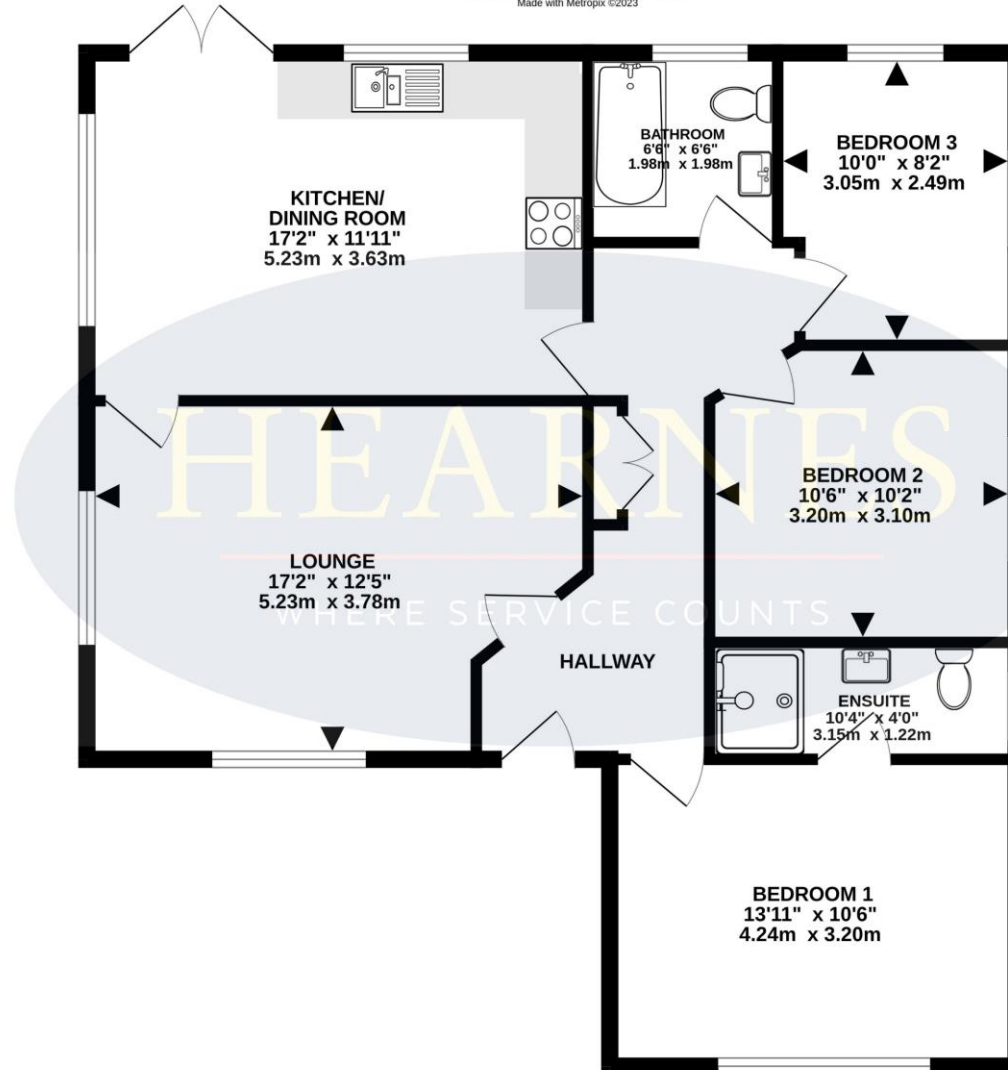
**EPC RATING: C**

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.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

