



HEARNES
WHERE SERVICE COUNTS

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

FREEHOLD PRICE

£350,000

“An extended bungalow with a 55’ secluded garden offered with no chain”

This deceptively spacious and extended two double bedroom, two reception room detached bungalow has a 55’ secluded rear garden and a front driveway situated in a popular and convenient location within Northbourne.

The property has been owned by the current owners for circa 25 years over which time the property has been extended creating an additional reception room and good sized kitchen which both overlook a secluded rear garden. The property also now comes to the market offered with no onward chain.

- **An extended two double bedroom, two reception room detached bungalow with no chain**
- Spacious **entrance hall**
- Separate **dining room** with cupboard housing a wall mounted gas fired Worcester boiler, a door leading through into the lounge and further door leading through to the kitchen
- The **kitchen** incorporates rolltop worksurfaces, a good range of base and wall units, recess and plumbing for washing machine, recess for fridge and freezer, recess for cooker with extractor canopy above, tiled splashbacks, double glazed window to the side aspect and double glazed door leading out into a **lean-to conservatory**
- Generous sized **lounge** with feature fireplace and double glazed sliding patio doors leading out into the private rear garden
- Generous sized **double bedroom** with a bay window to the front aspect, feature fireplace and double doors leading through into the lounge
- Additional **double bedroom** with a bay window to the front aspect
- **Wet room** finished in a white suite incorporating a shower area, WC, wall mounted wash hand basin, fully tiled walls
- Separate **cloakroom** with WC, wall mounted wash hand basin, fully tiled walls
- The **rear garden** measures approximately 55’ in length, is fully enclosed and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a lean-to conservatory with a side path leading down to a side gate. The remainder of the garden is predominantly laid to lawn. At the far end of the garden there is a further portion of garden which can be used if required
- The **front garden** is stocked with many attractive mature plants and shrubs, double wooden gates open onto a front gravel driveway
- **Further benefits** include double glazing, UPVC fascias and soffits, a gas fired heating system and the property now comes to the market offered with no onward chain

There is a good selection of amenities approximately half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately miles away.

COUNCIL TAX BAND: C

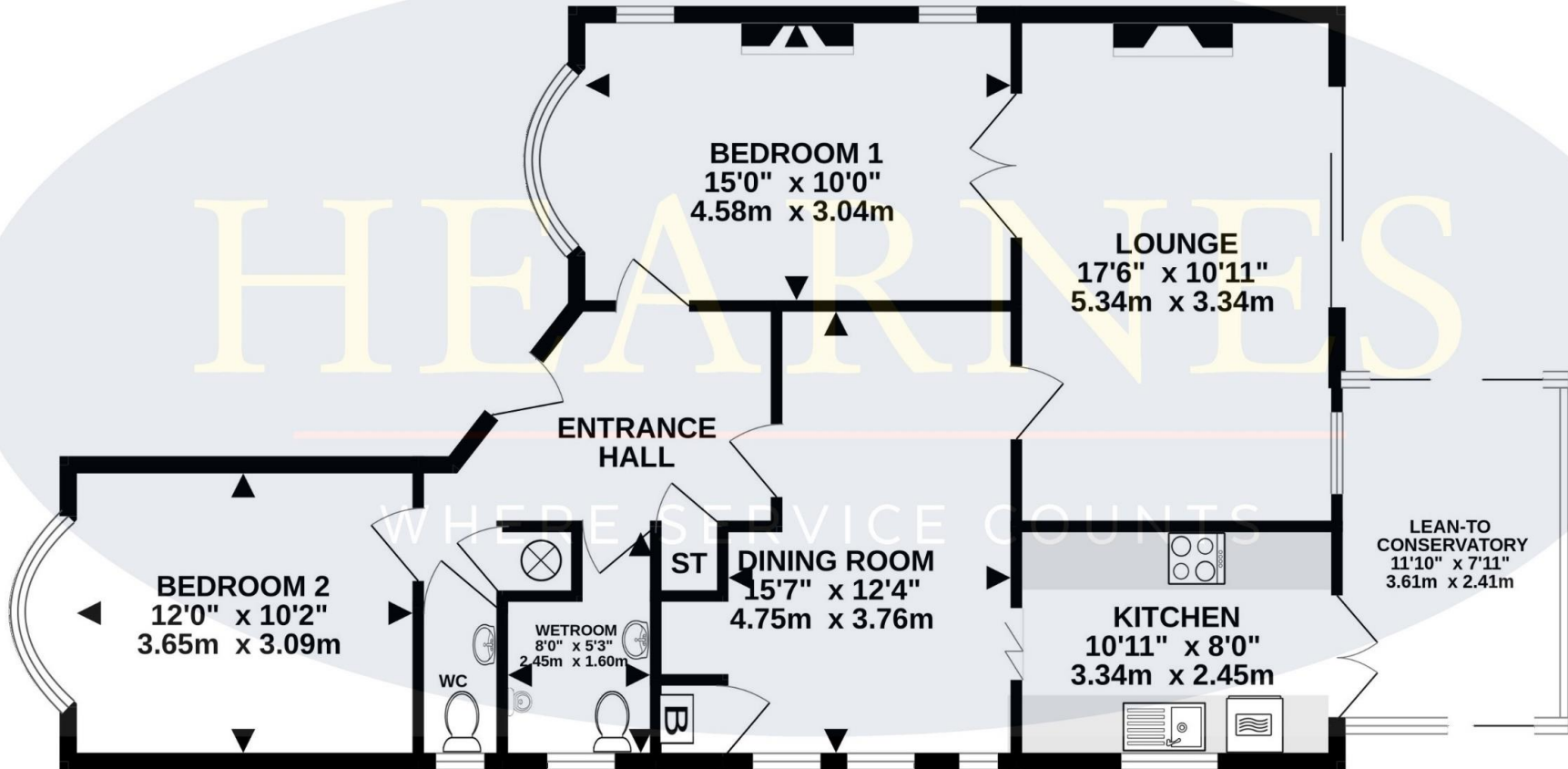
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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 : 951 sq.ft. (88.3 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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6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

