

Coombe Gardens

Bournemouth, BH10 5AG



HEARNES

WHERE SERVICE COUNTS



“Superbly presented detached three bedroom family home with stylish interior, open plan refitted kitchen/family room and secluded garden”

FREEHOLD PRICE £395,000

This traditional detached character house has been thoughtfully modernised around a well planned bespoke kitchen and open plan family/dining room situated in a popular quiet cul de sac amongst highly regarded primary and secondary school catchments. The property is offered with no onward chain.

The accommodation comprises three first floor bedrooms, served by a refitted modern family bathroom, a well proportioned living room with a double glazed bay window and a superb bespoke kitchen with fitted appliances and contrasting range of units that continue into the versatile family/dining room with double glazed French doors onto the rear decking and garden. Other benefits include double glazing, engineered laminate flooring, paviour driveway and an electric hook up charging point. The rear garden is particularly secluded with level sections of lawn and paving to a timber cabin/summerhouse with power which is ideal for use as a home office.

- **Storm porch** with front door leading to the entrance hall
- **Entrance hall** with engineered wood laminate flooring continuing through into the kitchen/family area, cupboard with a double glazed window, stairs to the first floor, original picture rail, doors leading to the living room and kitchen
- **Living room** with a double glazed bay window to the front aspect
- The **kitchen area** has been refitted comprising a substantial range of base and wall mounted units in contrasting colours with adjoining worktops, sink unit with mixer tap, integrated AEG oven with inset halogen 4 ring hob above, integrated dishwasher, additional matching cupboards, cupboard housing Gloworm gas combination boiler, two double glazed windows
- **Dining/family area** with tall standing storage, recess for an American style fridge freezer, inset ceiling spotlights, continuation of the laminate flooring, double glazed French doors giving access to and overlooking the raised decking and rear garden
- **First floor landing** with a double glazed opaque window to the side aspect, hatch to loft space
- **Bedroom one** has a double glazed window to the front aspect, fitted wardrobes with sliding mirror fronted doors
- **Bedroom two** has a double glazed window to the rear aspect
- **Bedroom three** has a double glazed window to the front aspect, door to shelving space
- Stylish and modern **family bathroom** in a matching white suite comprising panelled bath with mixer taps, shower attachment and overhead shower unit and glazed screen, vanity unit with inset Monobloc wash hand basin, WC, slimline chrome heated towel rail, double glazed window to the rear aspect

COUNCIL TAX BAND: C

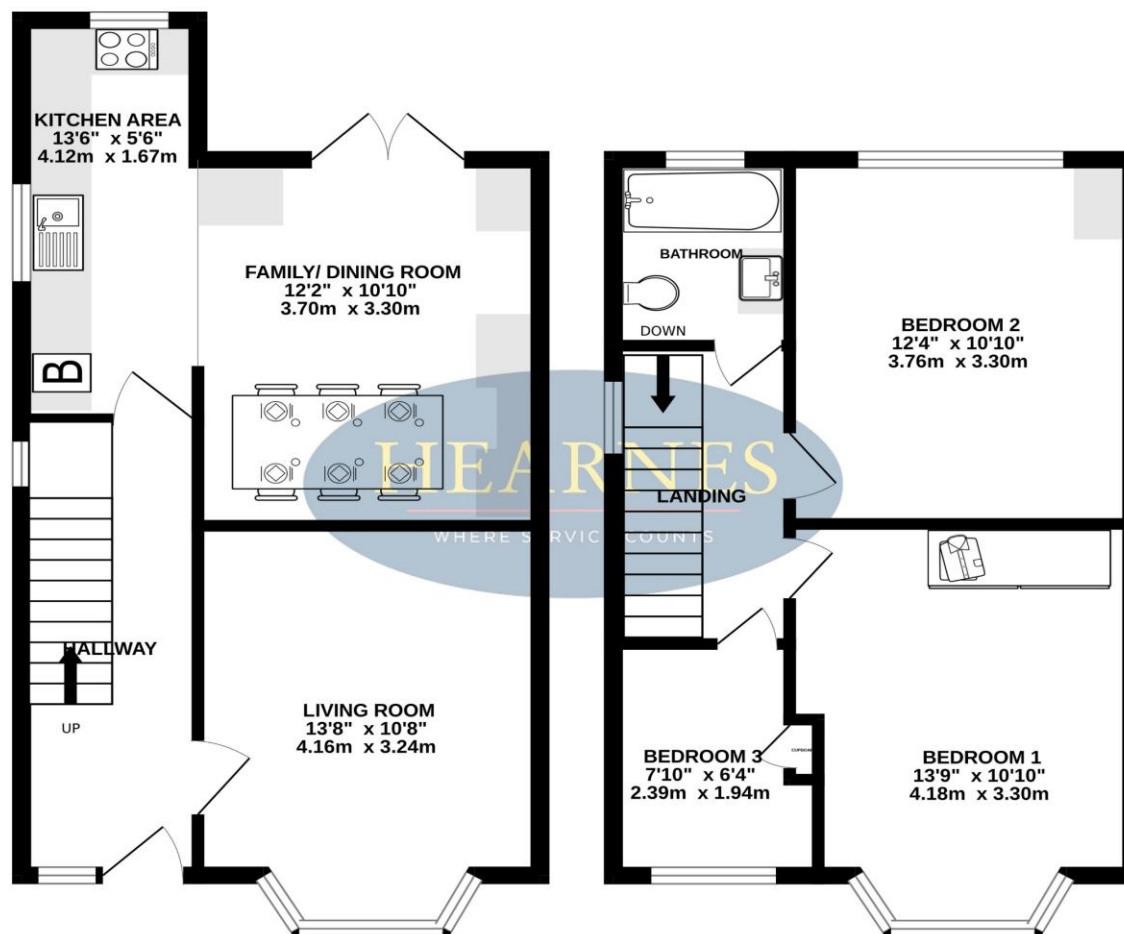
EPC RATING: D





GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.

1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 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

- The **rear garden** is a particular feature of the property, measures 60' x 20' and is laid mainly to a level lawn with a paved patio to one side and to the rear of the garden. Storage sheds and detached outbuilding/summerhouse with light and power, pitched roof and double doors. (This would make an ideal home/office).
- Paviour **driveway** provides off road parking for two vehicles, gated access leads to the rear garden

Agents note: The seller is able to offer up to £2,000 towards the buyers legal fees (subject to terms and conditions).

Bournemouth town centre with its array of shops, restaurants, leisure facilities and miles of sandy bathing beaches located approximately 3 miles away. Ferndown's town centre is located approximately 4 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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