

New Road

Northbourne, Bournemouth, Dorset, BH10 7DR



HEARNES

WHERE SERVICE COUNTS



“A recently modernised and versatile 1,400 sq ft chalet bungalow with a 75ft private garden”

FREEHOLD GUIDE PRICE £500,000

This immaculately presented and beautifully finished three double bedroom, two shower room detached chalet bungalow has a double glazed conservatory overlooking a 75ft private rear garden. A studio/workshop, carport and driveway providing generous off-road parking. The property is situated in a popular and convenient location within Northbourne.

The current owners have recently modernised this light and deceptively spacious 1,400 sq. ft chalet bungalow which must be viewed to be fully appreciated.

- **Three double bedroom detached chalet bungalow with a private garden**

Ground floor:

- 21ft Spacious **entrance hall**
- **Sitting room/bedroom** with a Victorian style feature fireplace and double-glazed French doors to front aspect. This room is currently being used as a second lounge but could also be used as a bedroom
- Recently refitted dual aspect **kitchen/dining room**, beautifully finished with extensive stone worktops and upstands, good range of base and wall units, integrated induction hob and extractor canopy above, integrated double oven, dishwasher and washing machine. Recess for fridge/freezer, space for dining table and chairs, double glazed window overlooking the rear garden and stable door opening out onto the side driveway and carport
- **Lounge** with double glazed French doors leading out onto the conservatory
- **12ft Conservatory** with a tiled floor, a radiator allows for this room to be used all year round and double-glazed French doors leading out onto the rear garden and patio
- **Ground floor shower room** recently refitted in a stylish white suite to incorporate a large walk-in shower area with chrome raindrop showerhead and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath and additional vanity cupboard
- **Ground floor double bedroom** with a double-glazed window to front aspect

First Floor:

- **19ft master bedroom** with two fitted double wardrobes and fitted draw storage
- **Walk in wardrobe**
- Extremely spacious and recently refitted **en-suite shower room** finished in a contemporary style white suite to incorporate a large walk-in shower area, chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath
- **Further benefits include** double glazing and a gas fired central heating system

COUNCIL TAX BAND: D

EPC RATING: F

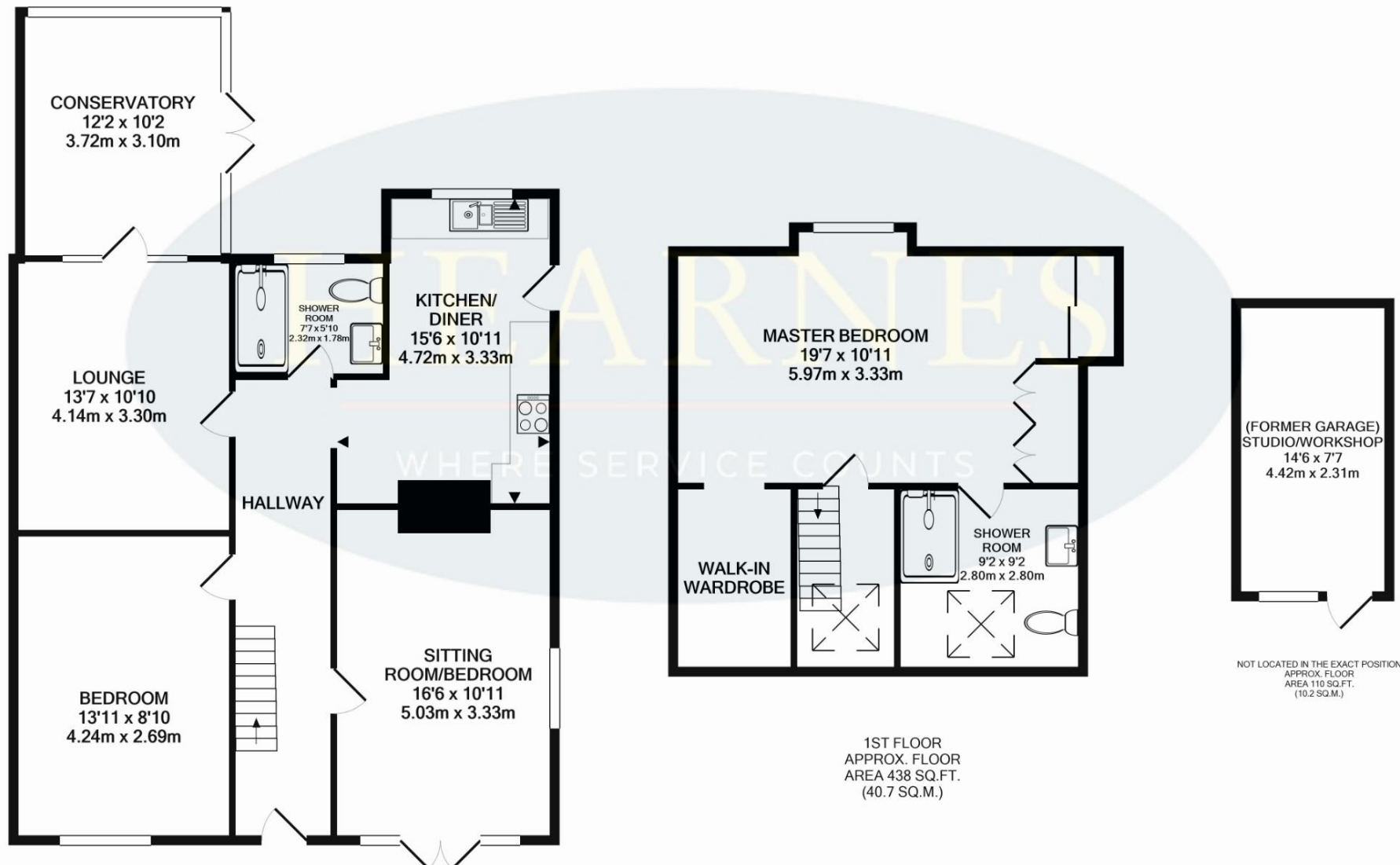




TOTAL APPROX. FLOOR AREA 1457 SQ.FT. (135.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 superb feature of the property as it offers an excellent degree of seclusion, is fully enclosed, measures approximately 75ft x 40ft. Adjoining the rear of the property is a large Indian sandstone paved patio with a side gate opening onto the side driveway and carport. A block paved path leads down through the garden past the main area of formal lawn and an area of artificial lawn
- At the far end of the garden there is a summer house with adjoining decked seating area, also at the far end of the garden there is a further area of paved patio. A wooden five bar gate opens onto a front blocked paved driveway providing generous off-road parking for several vehicles, double wooden gates open to give vehicle access to a side driveway and carport
- The former garage is now being used as a **studio/workshop**, has light and power and double-glazed double doors

Local amenities in Northbourne are less than 300 meters way, whilst Ferndown's town centre with its array of shops, cafes, restaurants, leisure, and recreational facilities is allocated approximately 3 miles away.



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