

Badgers Walk

Bournemouth, Dorset BH10 5BY





“Unique two storey modern family home providing four bedrooms, two bathrooms, kitchen/breakfast room, landscaped west facing garden, garage and NO forward chain”

FREEHOLD PRICE £525,000

Extremely well proportioned detached family home situated in an exclusive small close with an elevated rear aspect.

The accommodation comprises three ground floor bedrooms served by a modern family bathroom with a staircase to the ground floor lower level which provides a main bedroom suite with dressing area and en-suite bathroom, modern fitted kitchen/breakfast room and a 19'0" dual aspect living room with patio doors to the rear garden.

Other benefits include a modern pressurised boiler system, separate utility room, double glazing and sections of driveway parking leading to a single garage.

First floor:

- **Entrance hall** with door to cupboard, window, hatch to loft space, stairs to lower ground floor level
- **Bedroom two** has a dual aspect window and Velux skylight, door to walk in cupboard housing modern pressurised tank, gas boiler and shelving
- **Bedroom three** has a Velux window and fitted chest of drawers
- **Bedroom four** is currently used as the office/study with fitted shelving and built in cupboard
- **Bathroom** fitted in a stylish modern suite comprising panelled bath with shower attachment and glazed screen, Velux skylight above, WC with part tiled walls and slate effect flooring

Lower ground floor:

- **Staircase to Lower Ground Floor Hallway** – door to walk in store
- **Bedroom one** - dual aspect with window to side and rear, partition to dressing area with bespoke fitted wardrobes
- **En-suite** shower room comprising dual width shower cubicle, window, WC, wash hand basin, part tiled walls and flooring
- **Living/dining room** – French doors and windows to two aspects providing access to the rear garden, electric awning, solid stone mantle and hearth
- **Kitchen/breakfast room** – spacious open plan room with comprehensive range of base and wall mounted units with worktops, integrated Neff oven and grill, inset Bosch gas hob with extractor above, integrated fridge/freezer and dishwasher, sink unit with window above and door to the garden, tiled flooring, space for breakfast table. The property is also fitted with a water softener
- **Utility room** – range of cupboards and worktops, sink unit, extractor fan, plumbing for washing machine

COUNCIL TAX BAND: E

EPC RATING: C





TOTAL FLOOR AREA : 1695 sq.ft. (157.5 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 secluded **rear garden** measures approximately 50' x 32', is of a southerly aspect and has been thoughtfully landscaped incorporating timber decking with mature hedging and timber fencing, low maintenance borders with outside lighting, water tap, timber shed and steps up one side of the property to the front
- **The front garden** has a section of parking leading to the garage
- **Garage** with electronic roller door, internal power and light

The property is located in a convenient popular road which leads directly to Hill View School and Redhill Common with regular bus routes to Kinson, Moordown and beyond.



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