

Turbary Park Avenue

Bournemouth BH11 8SP



HEARNES

WHERE SERVICE COUNTS



“Extensively modernised to provide bespoke versatile living over two floors across 2,300sq ft of accommodation overlooking immaculate landscaped Southerly aspect gardens”

FREEHOLD PRICE £575,000

This extraordinary detached family chalet home is summed up as “deceptively spacious” resembling very little of its 2,300sq ft from the front aspect. Modernised and upgraded to a high specification both internally and externally the property has to be viewed to really appreciate the unique features on offer. Located in a convenient position with access to local shops and regular bus routes, local schools and both Bournemouth and Poole the property is ideal for families.

The superbly presented accommodation comprises four double bedrooms over two floors served by two modern ensuites and ground floor family bathroom, the main bedroom has a walk-in closet and stunning almost Alpine style balcony facing due South with vaulted roof and glazed screen overlooking the garden and nature parkland beyond. There is a well-proportioned 23'0 x 22'0 lounge/dining room with modern bifold doors, flooring and folding oak doors to an office/study room complimented by a stylish bespoke kitchen/breakfast room, separate laundry room and utility. This delightful property comes to the market with no forward chain.

Other noteworthy benefits include:

- Kitchen installed January 2022 to include gas hob, telescopic extractor hood, double oven, integrated microwave, coffee machine station, warming drawer, wine cooler, integral wine rack 18 bottles, integrated dishwasher, full height integrated fridge and full height freezer, integrated general and recycling waste bin located next to wine cooler, extensive storage space and a walk-in pantry with full height larder cupboards, motion activated cupboard lighting above hob
- New internal doors and frames installed throughout the house
- Bi-fold doors between dining area and study for extended table and entertainment
- New external doors and windows throughout the house in 2021
- All internal and external lights converted to LED
- New Glowworm 32KW combi-boiler, remote controlled
- Fully landscaped gardens in 2018
- Two large decking areas suitable for entertaining and dining new composite deck installed in 2020
- Lillevilla Finland garden room 5 x 3 meters, current value £12,000 with multiple power points, ELCB board for outdoor area, insulated floors and roof, 40 mm walls installed in 2018
- Bi-fold doors, 6 panes
- Laminate flooring
- Full height and width vertical blinds
- New vertical radiators installed in lounge and kitchen 2023
- Lounge wired for surround sound speakers
- Ground floor bedroom one and bedroom two, both with wardrobes with mirrored sliding doors
- Bedroom three has en-suite shower room (currently used as a gym)
- Bedroom four with a master en-suite and balcony refurbished in 2022
- Balcony with glass railing with view of nature reserve to rear of garden, not overlooked, powered with outdoor sockets, water feature, fully lit
- Ground floor bathroom refurbished 2022
- Garage with electric up and over door, skylight
- Widened driveway with space for 4 vehicles

COUNCIL TAX BAND: D

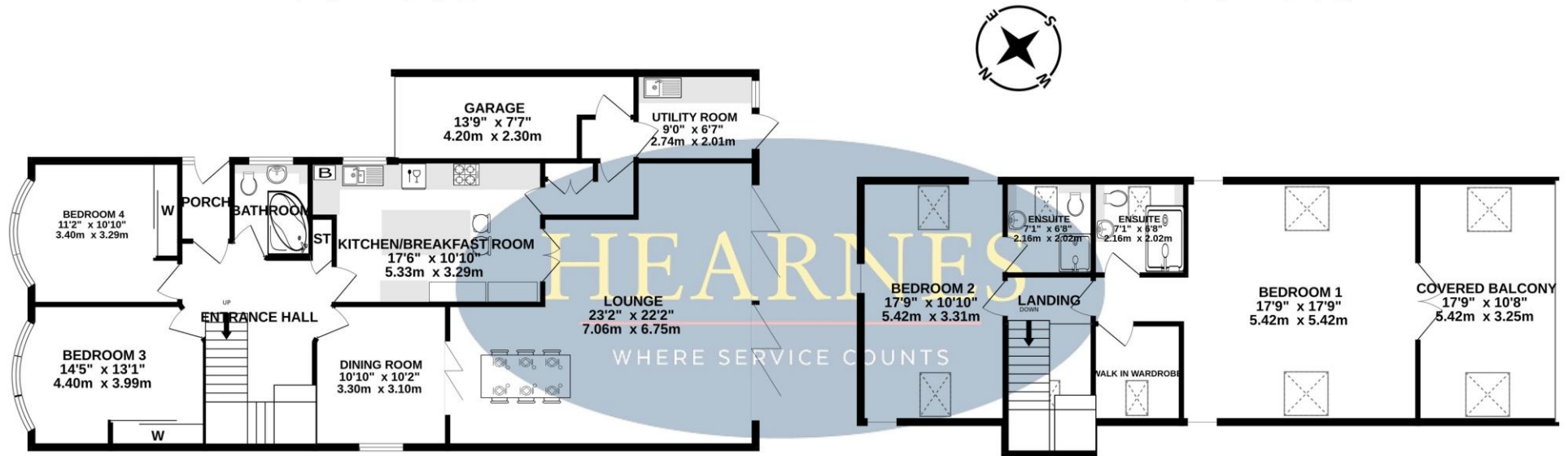
EPC RATING: C





GROUND FLOOR
1365 sq.ft. (126.8 sq.m.) approx.

1ST FLOOR
963 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA : 2327 sq.ft. (216.2 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.
Made with Metropix ©2024

AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.







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