



Pine Vale Crescent, Redhill
Bournemouth, Dorset, BH10 6BG

FREEHOLD PRICE

£490,000

“A deceptively spacious 1,300 sq ft versatile family home with a 110ft secluded garden”

This well-presented and deceptively spacious four bedroom, one bathroom, one shower room family home has a 110ft secluded rear garden and driveway providing generous off-road parking.

This 1,300 sq ft light, spacious and versatile family home has undergone a number of improvements and is offered in immaculate condition. The large, secluded garden is a particular feature, its divided up into various family and entertaining spaces. The property is also located in a convenient and popular location and falls within the Hill View School catchment.

- **A 1,300 sq ft four bedroom detached family home with a 110 ft secluded rear garden in the Hill View School catchment**

Ground Floor:

- Spacious **entrance hall**
- 24ft **Lounge/dining room** with a bay window overlooking the rear garden
- Modern **kitchen/breakfast room** incorporating ample worktops with matching upstands, a good range of high gloss base and wall units, integrated induction hob with extractor canopy above, oven, Bosch combination oven, dishwasher, space for a breakfast table and chairs and French doors leading out to a raised decked seating area
- **Utility room** with a recess and plumbing for a washing machine and space for a fridge/freezer
- **Double bedroom** with a fitted wardrobe and bay window to the front aspect
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- **Shower room** finished in a white suite incorporating a good sized corner shower cubicle, WC, wash hand basin with vanity storage beneath and fully tiled walls

First Floor:

- Spacious first floor **landing/study area** with access into the eaves for useful storage
- Impressive 19ft x 17ft **main bedroom** with access into the eaves for useful storage and a dressing area
- **Family bathroom** finished in a stylish white suite incorporating a panelled bath with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, polished porcelain tiled walls and floors
- **Additional bedroom** enjoying a dual aspect, with access into the eaves for useful storage
- The **rear garden** is a superb feature of the property as it measures approximately 110ft in length and offers an excellent degree of seclusion. Adjoining the rear of the property there is a raised timber decked seating area, with steps leading down to an area of concrete patio, where there is a timber shed. Further steps lead down to a good sized area of lawn, and at the far end of the garden there is a poly tunnel and additional garden shed
- Front driveway providing generous **off-road parking**
- **Further benefits** include double glazing and a gas-fired heating system

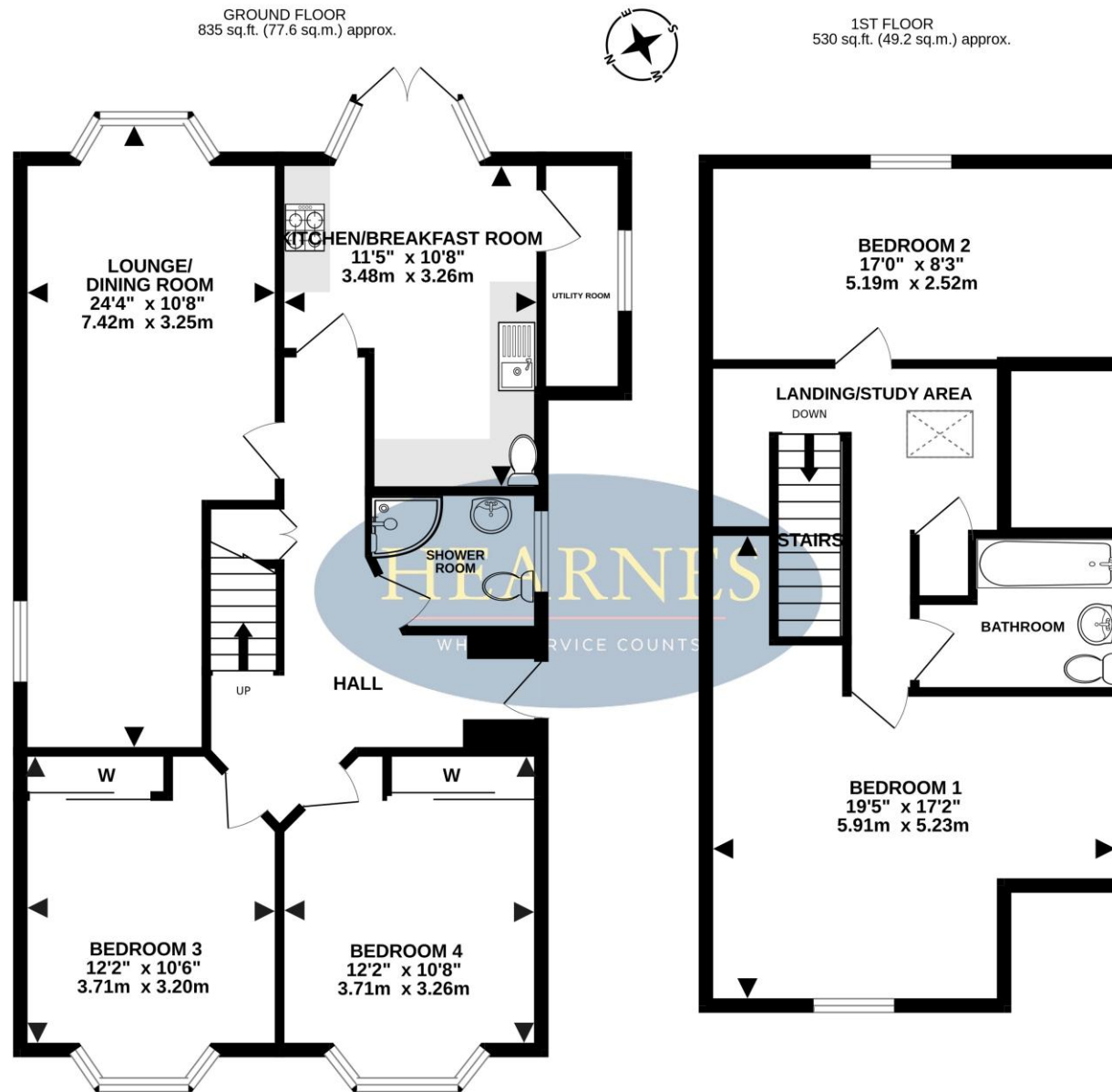
Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre is located approximately 3.5 miles away. Bournemouth offers an array of shops, restaurants and leisure facilities and miles of sandy bathing beaches, with the town centre also located approximately 3.5 miles way.

COUNCIL TAX BAND: D

EPC RATING: C



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.



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

