

Beswick Avenue

Bournemouth, Dorset BH10 5AS



HEARNES

WHERE SERVICE COUNTS



“Simply stunning detached family home extended to provide versatile living with an exceptional landscaped south facing 90ft garden”

FREEHOLD GUIDE PRICE £480,000

This superbly presented detached 1930's family home has been extended and maintained to the highest level both inside and out by the current owner offering low maintenance and a wonderful southerly aspect. The pristine accommodation comprises three first floor bedrooms served by a stylish modern bathroom, an open plan lounge and dining room with dividing glazed doors to the extended kitchen/family room with lantern style roof light, porcelain tiled floor and large double glazed French doors flowing into the stunning garden providing natural light.

Other benefits include a cloakroom WC/shower room, separate study/office with adjacent separate utility room, modern gas central heating and double glazing and a complete main roof and extensive roof replacement (approximately 3 years ago). Driveway parking with electricity charging point and the outstanding 90 degree south facing, landscaped garden with convenient outbuildings to the rear. Within the catchment areas for highly rated Winton Boys School & Glenmoor Girls School & reputable Hill View Schools.

Ground floor:

- Secure double glazed door with windows to both sides giving access to the entrance hall
- **Entrance hall** with stairs to first floor, door to cupboard housing circuit breaker, understairs storage
- **Ground floor cloakroom/WC/shower room**, L-shaped with clever recess space for shower cubicle with tiled walls, vanity unit inset basin, double glazed window and WC
- **Living room/dining room** beautifully presented open plan living space with double glazed bay window to the front aspect, ornate Adams style fireplace & mantel with marble backdrop and feature fire place open plan through to the dining area
- **Dining area** with space for family dining table and glazed double doors giving access to the kitchen/family room, further door to study
- **Study** with double glazed window to the side elevation, wood laminate flooring with internal door to the utility room
- **Utility room** has tiled floor and worktop with space and plumbing below for washing machine and dryer, range of units and space for fridge/freezer and wall mounted Worcester boiler and hatch to miniature loft area
- **Kitchen/family room** impressive open plan versatile area. The kitchen comprises a range of base and wall mounted units with glazed display cabinets, adjoining worktops and tiled splashbacks, one and a half bowl sink unit with double glazed window above overlooking the rear garden, gas point and space for cooker and space and plumbing for dishwasher and fridge, impressive porcelain tiled floor flowing through to the family room which has double glazed French doors giving access to and overlooking the rear garden and a lantern window providing a light and airy feel

First floor:

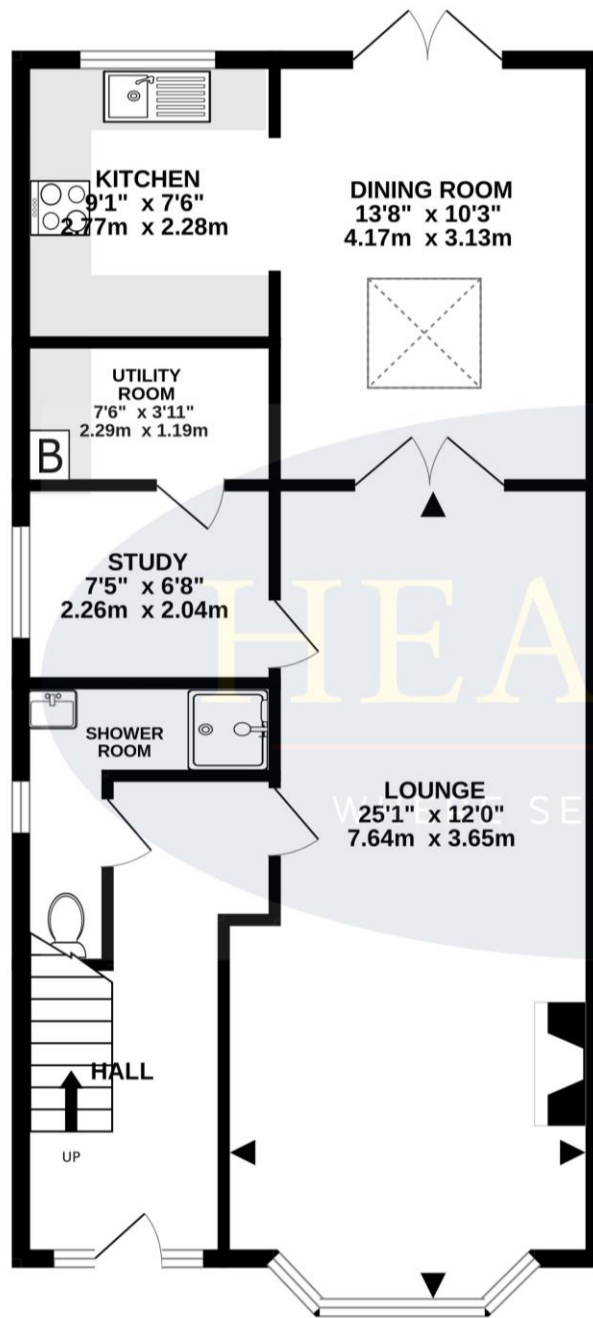
- **Landing** with double glazed window to the side aspect and doors to all bedrooms and bathroom
- **Bedroom one** continuing the exceptional themed décor, this room has a double glazed bay window to the front
- **Bedroom two** has a double glazed window to the rear aspect, original style doors to the airing cupboard housing hot water cylinder
- **Bedroom three** has a double glazed window to the rear aspect
- **Family bathroom** – stylish, refitted matching suite comprising panelled bath with Victoriana style mixer tap and shower attachment and an additional wall mounted Mira shower unit and glazed screen with accompanying tiled walls, with attractive vanity unit with inset wash hand basin, further storage units with integrated WC and Victorian style heated towel rail/radiator and hatch to loft

COUNCIL TAX BAND: C

EPC RATING: D



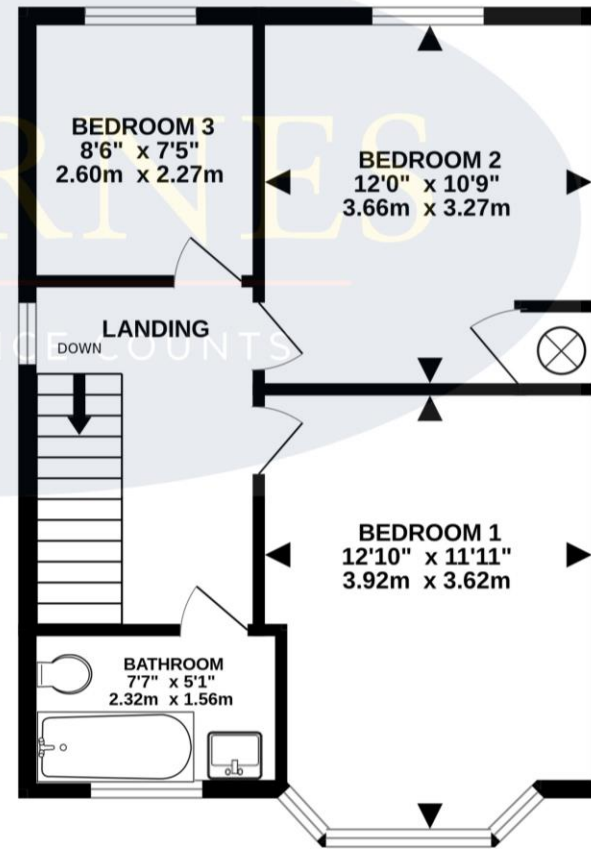




GROUND FLOOR
716 sq.ft. (66.6 sq.m.) approx.

TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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.
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1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.





Outside

- **The front elevation** provides a pavia drive with parking and electric hook up
- **Mature garden area** which could provide additional parking enclosed by dwarf wall
- **The rear garden** measures 90ft x 30ft and is a stand out feature of the property facing directly south with a private outlook maintained and landscaped over several sections including a patio with raised borders and water feature, specimen planting and mature shrubs, tranquil space for al fresco dining and a lawned area with **greenhouse and vegetable garden** leading to two brick built original storage spaces, both with 240V power sockets all enclosed by block painted walls and timber fencing

Situated in a convenient location just a mile from Winton town centre and three miles from Bournemouth town centre with Ferndown town centre being just under 5 miles away, all having an array of shopping, leisure and recreational facilities. The popular Redhill park is just a short distance away with children's play park and paddling pool, tennis courts, bowling green and dog walking areas.



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