



HEARNES

WHERE SERVICE COUNTS

**Pine Vale Crescent,
Redhill, Bournemouth, BH10 6BQ**

FREEHOLD PRICE

£450,000

This unique detached family home provides versatile living space to include three double bedrooms, one of which is on the ground floor served by a modern family bathroom and separate shower room adjacent to bedroom one that could facilitate an en suite together with a dual aspect living room with patio doors to a delightful raised decking area, making the most of the extensive view over the garden towards the park beyond and the hub of the house which is an open plan fitted kitchen/family room with a convenient study section. Other benefits include a lobby entrance with space and plumbing for utilities, a ground floor WC, driveway parking for 2/3 vehicles and side access to the private 120' rear garden.

The property is situated in an extremely convenient location only yards from delightful walks through Redhill conservation area and recreation ground with regular bus routes and Hill Primary School only a short distance.

- Contemporary secure double glazed front door with matching side panel window giving direct access to a versatile **entrance porch** with worktop, recess, power and plumbing for appliances, adjacent laundry cupboard, space for cloaks, glazed inner door giving access to the kitchen/dining room
- Kitchen/dining room**
- The particularly and versatile space of the **dining area** provides an additional area to the kitchen with two double glazed opaque windows to the side aspect, convenient worktop with worktop space with cupboards below, ideal as an office with multiple plug and USB points
- The **kitchen** comprises range of base and wall mounted units with adjoining rolltop work surfaces, Franke single drainer sink unit with chrome mixer tap and double glazed bow window above overlooking the front, contemporary radiator, integrated oven, grill and space for microwave with a Rangemaster inset 5 ring gas hob with Cookology extractor above, space for tall standing American style fridge freezer and further space for dishwasher, wood panelled ceiling, double glazed door to the side aspect, wall mounted Ariston gas boiler
- Hallway** with stairs rising to the first floor, understairs storage, door to:
- Cloakroom** with WC, miniature wash hand basin and double glazed window to the side aspect
- Ground floor **bedroom** with a double glazed window to the side aspect
- Dual aspect **living room** with two double glazed windows either side of the chimney breast and well proportioned double glazed sliding patio doors giving access to and overlooking the rear garden and its raised decking area
- First floor landing** with double glazed window to the side aspect, hatch to loft and door to storage cupboard
- Bedroom one** has two double glazed windows to the front aspect with adjacent separate shower room
- Shower room** with fitted shower cubicle, wall mounted chrome shower unit and overhead rainfall shower, double glazed window to the side aspect, wall mounted radiator
- Bedroom two** has a double glazed window to the rear aspect with delightful views over the garden to the wooded section of Redhill beyond, built in wardrobes
- Family bathroom** comprising wood panel P shape bath with glazed shower screen, mixer tap, wall mounted shower and overhead rainfall unit, WC, contemporary vanity unit with inset basin and mixer tap, ladder style heated towel rail and double glazed window to the side aspect
- Hardstanding **driveway** with parking for 2/3 vehicles enclosed by a rendered wall and timber fencing
- The **rear garden** has a secluded south easterly aspect and provides potential for several different sections due to its length. There is a raised timber deck with steps up and a convenient store below. The garden is enclosed by panel fencing with gated access to the front
- Agents note:** the current fridge freezer, microwave oven and wall mounted LG TV will be included in the sale

COUNCIL TAX BAND: D

EPC RATING: D

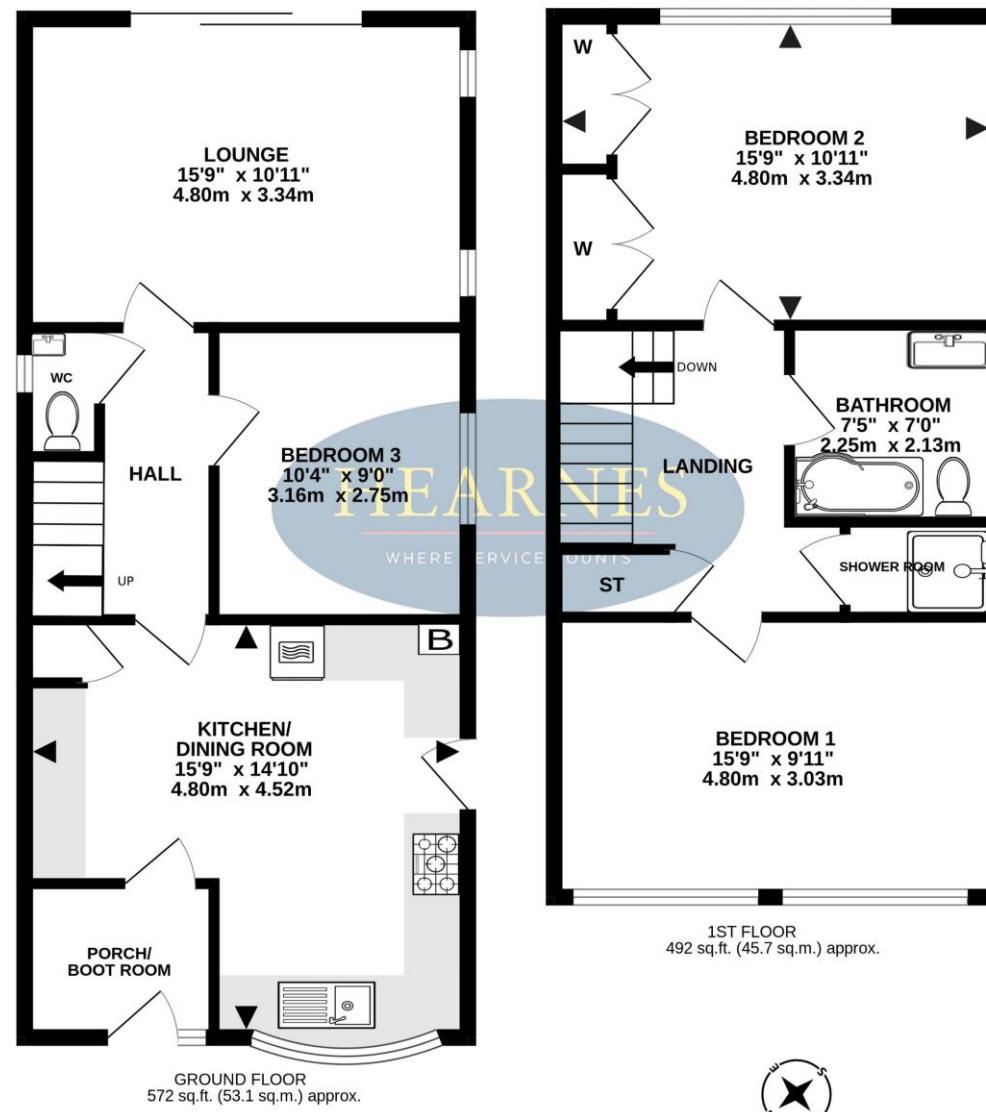
“Detached three bedroom family home backing onto Redhill Park with a 120' rear garden situated in the Hill View School Catchment ”



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TOTAL FLOOR AREA: 1064 sq.ft. (98.9 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 guidance only and should not 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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