



Western Avenue,
Northbourne, Dorset, BH10 6HQ

FREEHOLD PRICE

£425,000

“A substantially enlarged 1,500 sq ft versatile family home with a private south facing garden”

This deceptively spacious and well presented three double bedroom, one bathroom, one shower room, two reception room detached chalet bungalow has a 12' conservatory overlooking a 50' private south facing rear garden with a former garage now used as a useful storage space and a front driveway. The property is situated in a sought after location within Northbourne and also falls within the Hill View School catchment.

This light and spacious 1,500 sq ft chalet bungalow offers versatile accommodation which has been formerly used and arranged to accommodate an elderly relative on the ground floor and the property will also attract a family as it falls within an excellent school catchment.

- **A 1,500 sq ft three double bedroom detached chalet bungalow with a south facing garden**
- Spacious **entrance hall**
- Ground floor **cloakroom** incorporating a WC with wash hand basin and vanity storage beneath
- **Bedroom one** with fitted floor to ceiling wardrobes with sliding doors
- En-suite **shower room** incorporating a separate shower cubicle, WC, wash hand basin with vanity storage beneath and an airing cupboard
- **Kitchen** incorporating rolltop work surfaces, base and wall units, recess for a range cooker with extractor canopy above, recess and plumbing for dishwasher, space for an American style fridge freezer, recess and plumbing for a washing machine, cupboard housing a wall mounted gas fired boiler, fully tiled walls, window to the side aspect and a door leading out onto a side path
- Good sized **dining room** with stairs rising to the first floor, archway opening through into the lounge
- The **lounge** has a living flame coal effect gas fire set within a stone fireplace, sliding patio doors leading out into the conservatory
- **Conservatory** is fully double glazed, has a double glazed door leading out onto the side path and double glazed French doors leading out onto the south facing rear garden

First floor

- **Bedroom two** is a large double bedroom with access into the eaves for useful storage
- **Walk-in wardrobe**
- **Bedroom three** is also a double bedroom with access into the eaves for useful storage
- Family **bathroom** finished in a modern white suite incorporating a panelled bath with mixer taps and shower hose and shower over, wash hand basin with vanity storage beneath, WC with concealed cistern, partly tiled walls and tiled floor

Outside

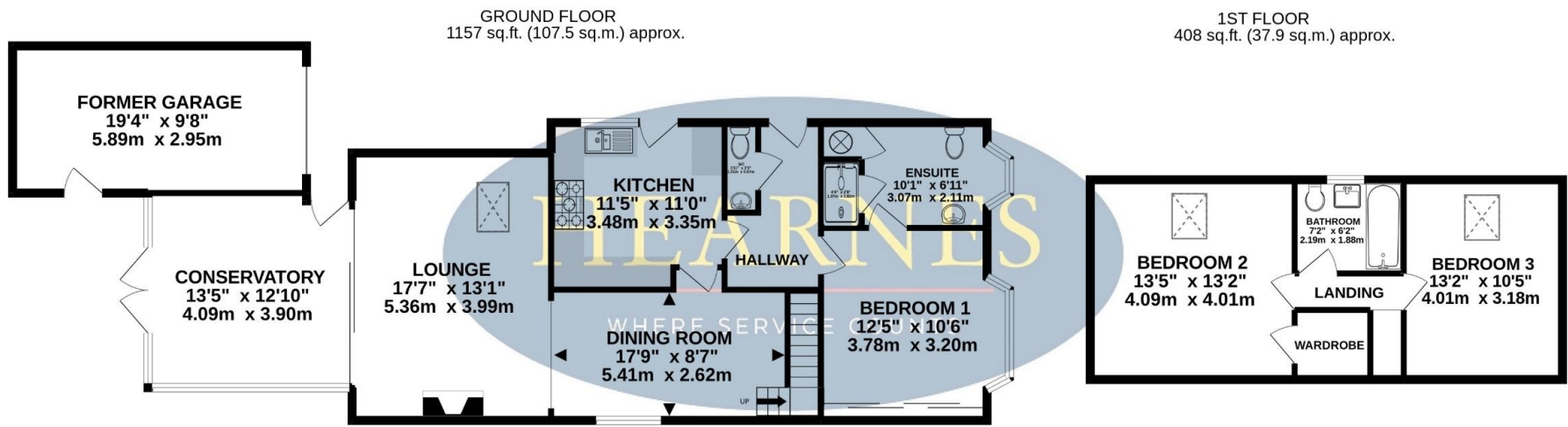
- The **rear garden** faces a southerly aspect, offers an excellent degree of seclusion and measures approximately 50' x 30'
- Adjoining the rear of the property there is an Indian sandstone paved patio. A path continues down through the garden to a lawned area, additional patio, greenhouse and a large shed/workshop which has light and power. Within the rear garden there is a **former garage** which is now used for useful storage space, has a metal up and over door, light and power and a side door
- The **front garden** has been landscaped for ease of maintenance
- A front **driveway** provides 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. Ferndown town centre is located approximately 4.5 miles away. Bournemouth offers a further array of shopping, leisure and recreational facilities along with miles of sandy bathing beaches. Bournemouth town centre is located approximately 4 miles away.

COUNCIL TAX BAND: C **EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1565 sq.ft. (145.4 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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