

Redhill Drive

Northbourne, Dorset BH10 6AW





“A superbly appointed detached four bedroom family home approximately 320 metres from Hill View School with a recently landscaped rear garden and garage”

FREEHOLD PRICE £535,000

This versatile detached 1930's family house provides well proportioned living over three floors in this prime location approximately 320 metres from Hill View School, local convenience store, post office and shops with access to nearby Redhill Recreation Park, making it ideal for families.

The accommodation comprises four bedrooms, served by a modern family bathroom with additional shower cubicle, a formal dining room, separate living room/snug, open plan to the conservatory/day room with access to and overlooking the rear garden, together with a bespoke “Kitchen Haus” fitted kitchen with stylish contrasting Corian worktops.

Other benefits include an entrance porch with attractive original front door and picture stain glass windows, ground floor cloakroom/WC, gas central heating, double glazing exposed solid oak doors, modern tiled roof, driving parking for several vehicles to secure gates with storage garage access beyond. Whilst the stunning rear garden provides low maintenance around an artificial lawn and impressive Pergola with pitched roof and feature lighting.

Ground floor:

- **Entrance porch**
- **Entrance hall** exposed wooden flooring continuing into:
- **Dining room/snug** chimney recess with space and connection for a solid wood burner, glazed bi-fold doors to:
- **Conservatory/day room** double glazed windows and opaque polycarbonate and pitched roof, French doors to the elevated patio and steps to the garden, tiled flooring
- **Kitchen** fitted by “Kitchen Haus” with a contemporary range of base and wall mounted units, Corian work tops with integrated sink unit and feature lighting surrounding, soft close drawers, integrated Neff oven and inset five ring gas hob, additional larder units, space for American style fridge freezer, plumbing for washing machine and dryer with additional units and double-glazed window

First floor:

- **Bedroom one** bespoke fitted wardrobes with sliding doors and double-glazed window
- **Bedroom three** staircase to second floor
- **Bedroom four** double glazed bay window
- **Family bath/shower room** stylish matching white suite, comprising panel bath with concealed taps wash hand basin, WC, double glazed window and a separate corner shower unit

Second floor:

- **Bedroom two** and a spacious versatile room with three double glazed Velux windows, eaves storage, ideal for a teenager.

COUNCIL TAX BAND: D

EPC RATING: D



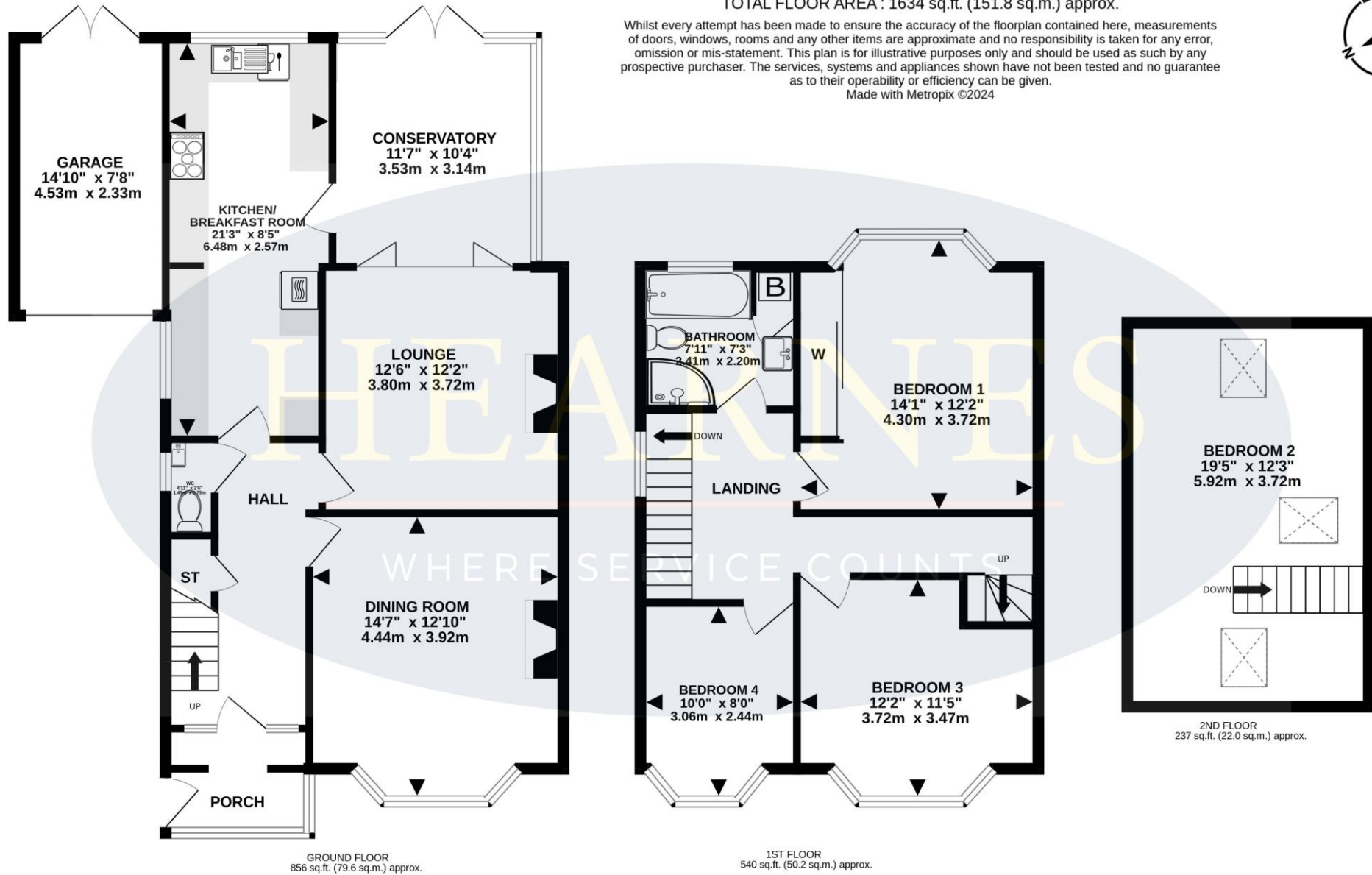




TOTAL FLOOR AREA : 1634 sq.ft. (151.8 sq.m.) approx.

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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Outside

- **The driveway** has ample width for four vehicles with solid timber double gates providing access to a secure area which in turn leads to the garage
- **Garage** with up and over door, internal power and light and personal double glazed door to the rear garden which would allow potential conversion to a separate office/workspace
- **Rear garden** recently landscaped to offer a wonderful secluded aspect with large paving around the artificial lawn and steps up to an elevated patio with shrub borders below and an impressive pergola with pitched roof and feature lighting all enclosed by timber fencing with some concrete posts

Redhill common is located a short distance from the property and Hill View School is just 0.4 miles away. Bournemouth Town Centre is located less than four miles away with a superb array of shops, leisure facilities and sandy beaches. Ferndown town centre is located approximately 4.4 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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