

Durdells Avenue

Bournemouth, Dorset, BH11 9EJ



HEARNES

WHERE SERVICE COUNTS



“A superbly appointed and generous sized chalet bungalow with a private west facing rear garden”

FREEHOLD GUIDE PRICE £415,000

This substantially enlarged and beautifully finished three double bedroom detached chalet bungalow has a private west facing rear garden, a former detached garage now used as storage space with adjoining store, summerhouse/home office and driveway providing generous off road parking.

The current owners have managed to create a light, spacious and stylish family home which has been finished to an extremely high standard whilst offering well proportioned and versatile accommodation.

- **Three double bedroom detached chalet bungalow with a private west facing rear garden**

Ground floor:

- 14' x 12' Spacious **entrance hall**
- Beautifully finished modern **kitchen** incorporating ample wood effect worktops with attractive splashbacks and a good range of base and wall units, excellent range of integrated appliances to include Bosch 5 ring gas hob with extractor canopy above, Bosch oven and combination oven, AEG dishwasher, fridge/freezer and a cupboard housing a wall mounted Valliant boiler with an additional utility cupboard with space and plumbing for washing machine, tiled floor, double glazed window overlooking the rear garden and double glazed door leading out onto a side driveway
- Impressive 25' **Lounge/dining room** with ample space for dining table and chairs and double glazed French doors leading out into the private west facing rear garden
- **Bedroom one** is an impressive double bedroom with a bay window to the front aspect and fitted floor to ceiling mirrored fronted wardrobes with sliding doors
- **Bedroom two** is also a large double bedroom with a double glazed bay window to the front aspect
- Luxuriously appointed **ground floor bathroom** finished in a stylish white suite incorporating a shower bath with oversized chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, polished porcelain fully tiled walls and tiled floor

First Floor:

- **Bedroom three** is an impressive 18' bedroom with access into the eaves for useful storage and a large walk-in loft space providing a fantastic storage area
- **En-suite cloakroom** finished in a white suite incorporating a WC, wash hand basin, fully tiled walls and flooring with access into the eaves for useful storage

COUNCIL TAX BAND: D

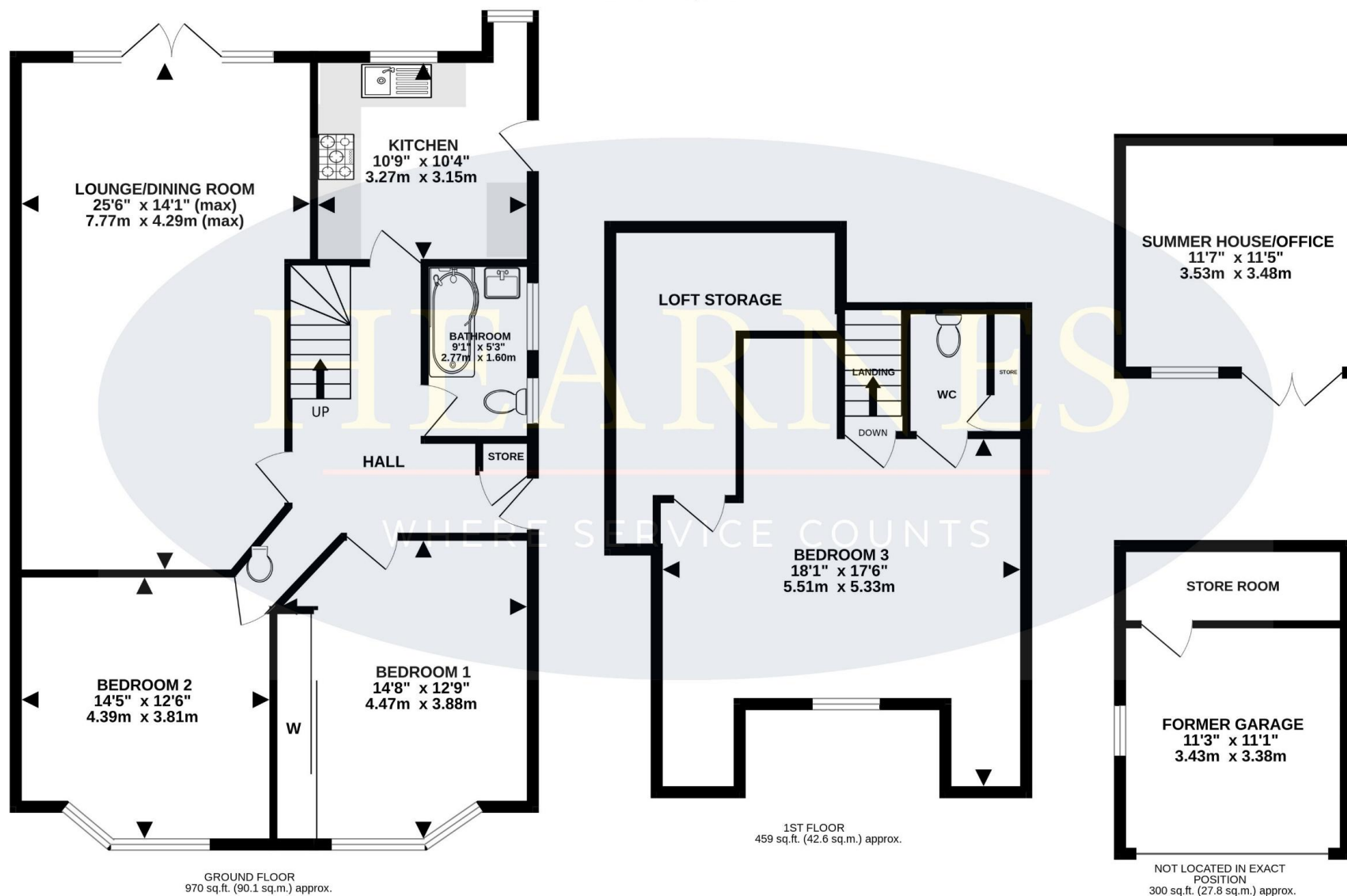
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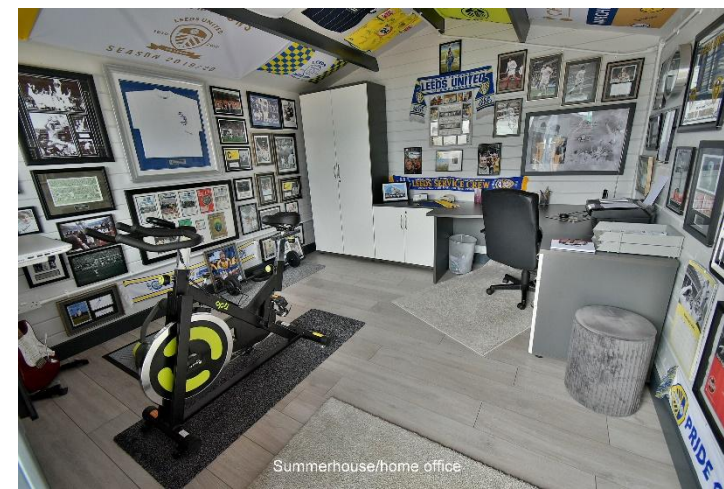
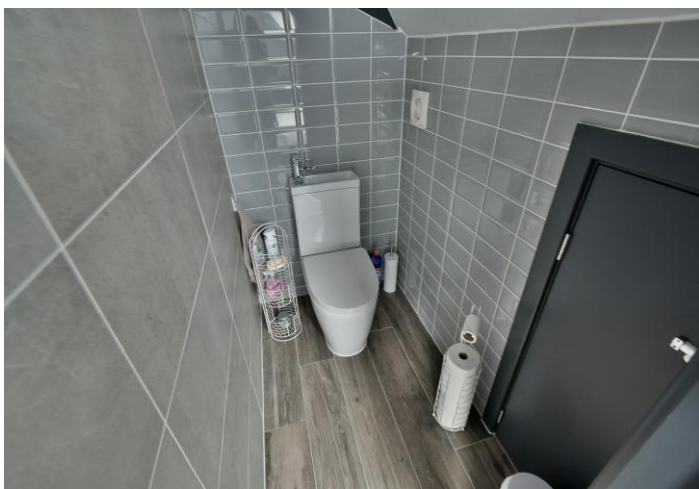


TOTAL FLOOR AREA : 1728 sq.ft. (160.6 sq.m.) approx.

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





Outside

- The **rear garden** is a superb feature of the property as it faces a westerly aspect, offers an excellent degree of seclusion and measures approximately 30' in length
- The garden has been landscaped for ease of maintenance and incorporates a large block paved patio area with a further area of block paved patio continuing down to a useful storage shed and also down to a detached summerhouse which would make an ideal home office. The remainder of the garden is laid to gravel and bordered by raised well stocked flower beds. The garden itself is fully enclosed by fencing
- A **front driveway** provides generous off road parking
- A **side driveway** leads up to double wooden gates. Double wooden gates open onto a further area of block paved side driveway which in turn leads up to a former detached garage
- Former detached **garage** is now used as a useful storage space and has a metal up and over door. Adjoining the rear of the garage there is a useful secure lockable storage room
- **Further benefits** include double glazing, replacement UPVC fascias and soffits and a gas fired heating system

Kinson offers a good selection of day to day amenities. The centre of Kinson is located approximately half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 4 miles away, whilst Bournemouth with miles of sandy bathing beaches and an array of shops, restaurants and leisure facilities is located approximately 5 miles away.



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