

Western Avenue

Bournemouth, Dorset BH10 6HQ





“Exceptional four bedroom chalet home providing high specification open plan family living, 100ft rear garden, garage and external office”

FREEHOLD PRICE £595,000

This deceptively spacious detached chalet home offers versatile living over two floors and approximately 1,776 ft of accommodation briefly comprising; four double bedrooms served by stylish refitted en-suite, family bathroom and cloakroom, a bespoke fitted kitchen/breakfast room open to a dining space, formal living room and extensive double glazed conservatory giving access to and overlooking the wonderful private 100ft rear garden and raised deck.

The property has been maintained to an extremely high standard both internally, externally with great attention to detail to include engineered oak flooring, solid wood doors, replastered walls and plain set ceilings, modern gas central heating and double glazing, driveway parking for several vehicles together with secure timber side gates providing access to further parking and access to the garage.

Other noteworthy benefits include a superb external office/garden room with tiled flooring, power, light and double glazing overlooking the impressive private garden and raised decking, perfect for entertaining and young families with an expanse of level lawn and a hot tub.

The property is set within an extremely convenient and sought after location close to a local shopping parade and the popular Hill View primary school, regular bus routes to Bournemouth and nearby Redhill Recreation Park.

Ground floor:

- **Attractive entrance porch** with archway
- **Entrance hall**, engineered oak flooring, double cupboard, stairs to the first floor, double glazed window
- **Cloakroom** with WC and wash hand basin
- **Bedroom** double glazed bay window to the front aspect
- **Bedroom** double glazed bay window to the front aspect with wood laminate flooring
- **Kitchen/breakfast room** fitted in a bespoke modern kitchen comprising a range of white gloss base and wall mounted units with adjacent worktops and central island unit with breakfast bar seating, two integrated ovens and inset Neff induction hob with contemporary extractor above and two double glazed windows either side, integrated dish washer, washing machine, microwave, space for American style fridge/freezer, 1.5 bowl sink unit, contrasting acrylic splashbacks, tiled flooring
- **Open plan dining space**
- **Living room**, continuation of the engineered oak flooring, double glazed window and glazed double doors to the conservatory
- **Conservatory** with triple aspect double glazed windows and French doors with polycarbonate pitched roof. (The vendor informs us that the foot print of the conservatory and footings would allow a double story extension stpp)

First floor:

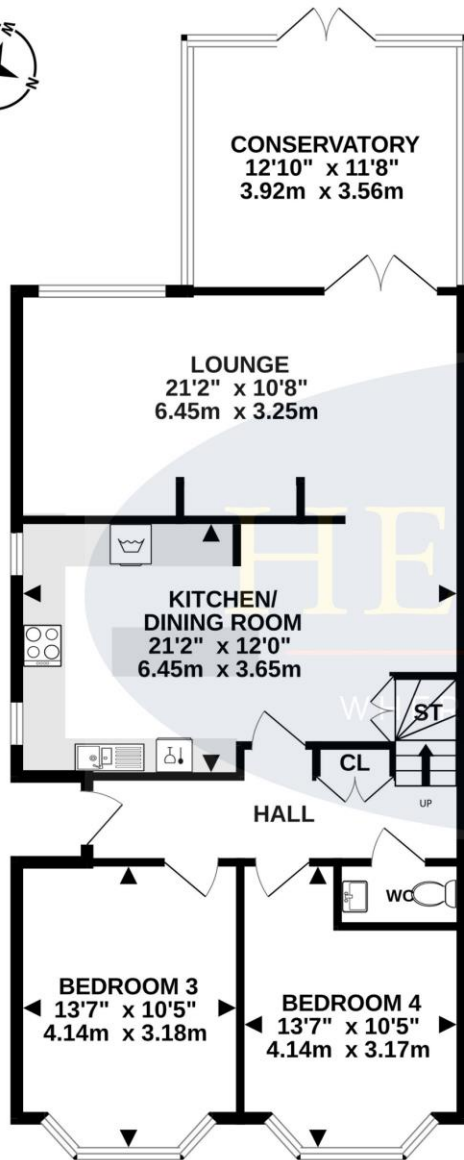
- **Landing** with velux window and door to convenient walk-in adapted wardrobe space
- **Bedroom one** well presented dual aspect room with double glazed window overlooking the rear garden
- **En-suite modern suite** comprising shower cubicle, tiled wall, WC, wash hand basin, cupboard storage, double glaze window and tiled flooring
- **Bedroom two** angled velux window, eaves storage and fitted cupboard
- **Family bathroom** two double glazed windows provide light with a stylish suite comprising panelled bath with glazed screen and contemporary tiling, corner vanity unit with inset basin, WC, tiled flooring

COUNCIL TAX BAND: D

EPC RATING: D



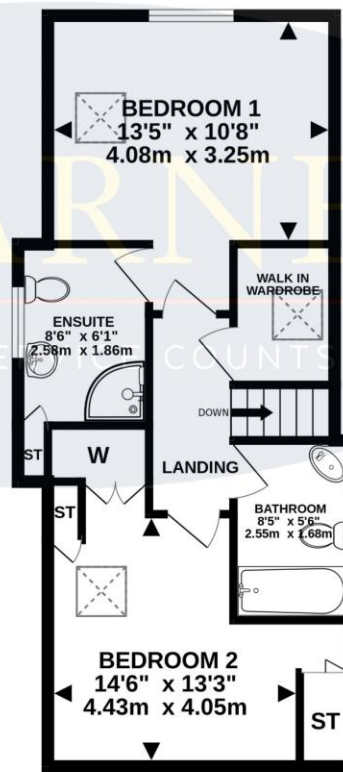




GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.

TOTAL FLOOR AREA : 1776 sq.ft. (165.0 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.
Made with Metropix ©2024



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
320 sq.ft. (29.7 sq.m.) approx.





Outside

- **Tarmacadam driveway** with brick edging providing parking for two/three vehicles and timber gates with further access to the garage/workshop
- **Garage/workshop** measuring approximately 19ft 8in x 8ft 10in detached with dual timber doors, internal power, lighting and side door
- **Office/hobbies garden room** measuring approximately 19ft 8in x 8ft 10in versatile multi-use room with external cladding, double glazed sliding doors, tiled flooring and double glazed windows overlooking the garden, power, light and phone point
- **Rear garden** measuring approximately 100ft x 32ft Impressive, well maintained landscaped garden (to include the hot tub) with specimen plants, extensive level lawn, timber shed, raised decking, outside power and light

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown is located approximately 4.1 miles away.



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ
Tel: 01202 890890 Email: ferndown@hearnes.com



www.hearnes.com Offices also at:
Bournemouth, Poole, Ringwood & Wimborne