



Venning Avenue  
Bournemouth, BH11 9QF



# FREEHOLD PRICE

## £450,000

***“A substantially enlarged and modernised bungalow with a secluded west facing garden and solar panels”***

This extended and modernised three bedroom, one bathroom, one shower room detached bungalow has a secluded west facing rear garden, driveway providing generous off road parking and owned solar panels.

The property has been substantially enlarged and modernised. There is a modern kitchen/breakfast room and light and spacious lounge/dining room which both overlook a secluded west facing rear garden. The owned solar panels are also a superb feature as they substantially reduce your electricity costs and also provide a yearly income.

- **An extended and modernised three bedroom bungalow with secluded west facing garden and solar panels**
- Spacious **entrance hall**
- Modern 17' **kitchen/breakfast room** incorporating ample marble effect worktops with a central island unit also forming a breakfast bar, attractive tiled splashbacks, LED plinth lighting and a good range of base and wall units. There is also an excellent range of integrated appliances to include oven, hob, extractor, dishwasher, washing machine, fridge and freezer, polished porcelain tiled floor, skylight allowing lots of natural light, double glazed window overlooking the rear garden
- 22' Open plan and dual aspect **lounge/dining room** which has a skylight allowing lots of natural light, porcelain polished tiled floor in the dining area and bi-fold doors with integrated blinds which open to offer uninterrupted views over the secluded west facing rear garden
- **Bedroom one** is a generous sized double bedroom
- **En suite shower room** finished in a stylish white suite incorporating a shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, partly tiled walls
- **Bedroom two** is also a double bedroom
- **Bedroom three** is a large single bedroom
- Luxuriously appointed and spacious family **bathroom/shower room** incorporating a large walk-in shower area with chrome raindrop shower head and separate shower attachment, contemporary free standing bath with mixer tap and shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- 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 40' x 35'. Adjoining the rear of the property there is a paved patio. The remainder of the garden predominately laid to lawn. In the far corner of the garden there is a useful garden shed. A side path leads down to a side gate. The rear garden is fully enclosed
- A front block paved **driveway** provides generous off road parking. The remainder of the front garden has been landscaped for ease of maintenance
- **Further benefits** include solar panels which are owned outright, therefore reducing electricity costs and providing an income, double glazing, a gas fired heating system and the property now comes to the market offered with no onward chain.

Ferndown town centre is located approximately 3 miles away. Bournemouth town centre with its array of shops, restaurants and miles of sandy beaches is located approximately 5 miles away

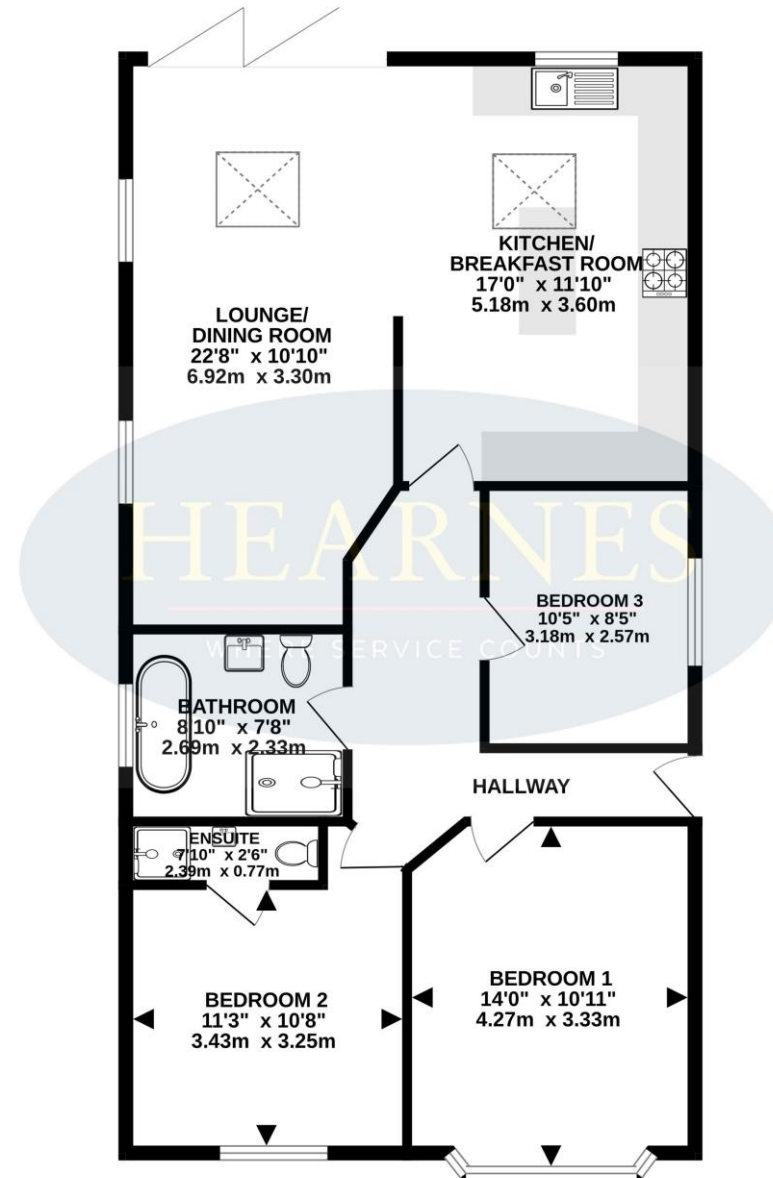
**COUNCIL TAX BAND: D**

**EPC RATING: B**

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TOTAL FLOOR AREA : 991 sq.ft. (92.1 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



