

Abney Road

Bournemouth, Dorset BH10 5NF





“Extremely versatile detached family home within Hill View catchment providing 4 bedrooms, 2 bathrooms, stylish modern kitchen, lounge/dining room and further reception room/5th bedroom”

FREEHOLD GUIDE PRICE £500,000

This well presented detached house has been continually well maintained as a family home for 20 years by the present owner occupying an elevated position providing excellent privacy and unique landscaped grounds.

The accommodation comprises four first floor bedrooms all with fitted wardrobes served by a modern refitted en-suite and large family bathroom, a wonderful bespoke open plan kitchen/breakfast room and utility space with quartz worktops and integral appliances, a 26ft x 13ft lounge/dining room with log burner with an additional reception room that provides multiple uses including that of a ground floor bedroom/hobbies room or office.

Other benefits include a ground floor WC, reception hallway with cloaks cupboard, Worcester condensing boiler, double glazing, driveway parking to a 1.5 size integral garage and a secluded southerly aspect rear garden with large expanse of patio and a delightful raised seating area for entertaining.

Ground floor:

- **Entrance lobby** with steps up to a UPVC double glazed front door with windows to both sides
- **Entrance hall** with immediate doors to convenient cloaks cupboard and further storage
- **Cloakroom** WC, double glazed window, WC and wash hand basin
- **Lounge/dining room**, wood laminate flooring throughout, double glazed window and sliding patio doors, attractive solid wood burner and tiled hearth
- **Kitchen/breakfast room/utility** – comprehensive fitted range of white gloss base and wall mounted units with quartz worktops and breakfast bar, inset basin with double glazed window above, Neff integrated double oven and ceramic induction hob and extractor above, integrated dishwasher, washing machine, additional sink, double glazed window and door to walk in airing cupboard and double glazed door to the side aspect
- **Reception/bedroom five** multi-purpose room with double glazed window and wood laminate flooring, ideal as a 5th bedroom or office

First floor:

- **Landing** with double glazed window to the side aspect
- **Bedroom one** beautifully presented double bedroom with wood laminate flooring, bespoke fitted wardrobes, double glazed window and door to the en-suite
- **En-suite** stylish matching suite, shower cubicle with glazed door, double glazed window and fully tiled walls to matching flooring
- **Bedroom two** double glazed window, range of fitted furniture, laminate flooring
- **Bedroom three** double glazed window, fitted mirror fronted wardrobe with sliding door
- **Bedroom four** double glazed window and fitted mirror fronted wardrobe with sliding door
- **Family bathroom** fully tiled walls and contrasting flooring, p-shaped shower/bath, WC, wash hand basin and double glazed window

COUNCIL TAX BAND: E

EPC RATING: C

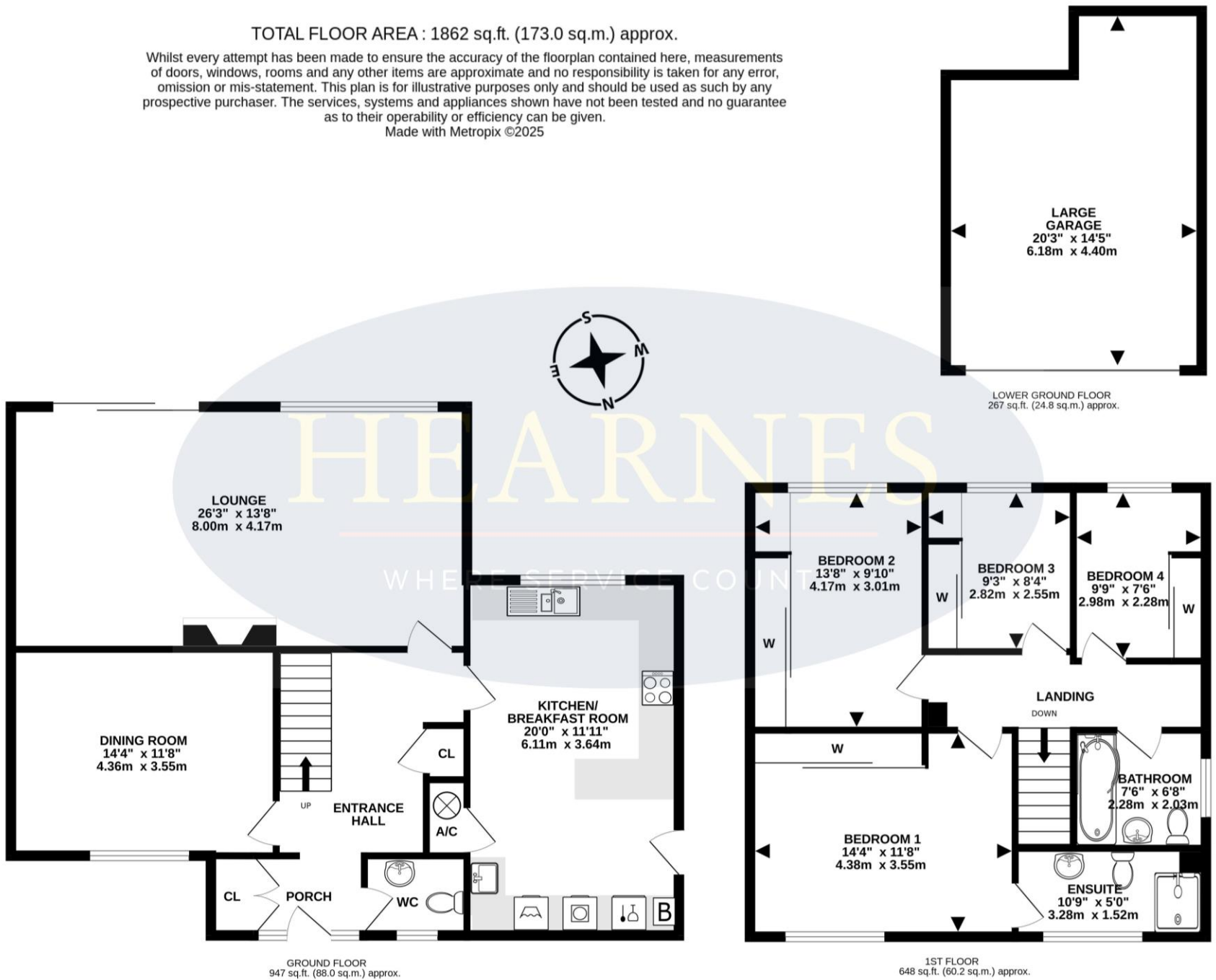




TOTAL FLOOR AREA : 1862 sq.ft. (173.0 sq.m.) approx.

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.

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





Outside

- **Front driveway** with retaining walls and section of lawn, steps up to front door and side access
- **Garage** measuring approximately 19ft 5in x 14ft 6in, up and over 1.5 width door, internal power and lighting, provides storage and space for a vehicle
- **Rear garden** measuring approximately 54ft x 54ft and sitting on a plot measuring approximately 0.118 of an acre
- Exceptionally private **southerly aspect garden** with extensive patio and steps up to an elevated section of lawn and recessed area with hand built wooden seating area enclosed by timber fencing and surrounded by mature, well maintained hedging

Amenities in Kinson are located approximately 1 mile away, whilst Castlepoint shopping centre is approximately 3 miles away. Bournemouth town centre with its array of shops, leisure and recreational facilities, along with miles of sandy beaches is located approximately 4 miles away.



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