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LINKHOMES
ESTATE AGENTS



138 King John Avenue, Bournemouth, Dorset, BH11 9TE
Guide Price £525,000

**** OVER 2,000 SQUARE FEET OF LIVING ACCOMMODATION ** SOUTHERLY-FACING PRIVATE REAR GARDEN **** Link Homes Estate Agents are delighted to offer the opportunity to acquire this six bedroom, three bathroom extended and detached family home arranged over three floors in the popular location of Bearwood. Inside, the property comprises of an array of fine features including six good-sized bedrooms with bedroom one offering a four-piece en-suite and fitted wardrobes, a separate kitchen leading onto the utility room with space for appliances, a bright and airy living room with a bay window to the front aspect, a separate dining room leading on the Sun Lounge, a fully-landscaped Southerly-facing secluded rear garden, two three-piece bathrooms (one on the ground floor and one on the first floor), a single garage offering power and lighting and a tarmacked driveway with parking for multiple vehicles. This is a must-view to appreciate the wealth of living accommodation and desirable position this family home has to offer!

If walking is your preferred form of travel, there is plenty of woodland walks nearby such as The SANG and Canford Heath nature reserve. Local amenities include, the medical centre, pharmacy, Co-Op supermarket, Robinsons fish and chip shop, BBL Gym, local church, community centre and bus stops roughly just 2 minutes away. Local schools and nurseries include Tops Day Nursery in Bear Cross, Bearwood Primary School, Elm Academy and Oak Academy. The Turbary Retail Park is close by which offers a range of shops such as Sports Direct, The Range, Matalan, Wickes, TK Maxx and more. The Kinson High Street is within walking distance from the property and has a variety of convenient amenities as well. Also, a short drive away you have the Castlepoint Complex along with Bournemouth and Poole Town centres.



Total area: approx. 192.0 sq. metres (2066.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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
Plan produced using PlanUp.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Porch

Ceiling light, UPVC double glazed frosted single door to the front aspect, UPVC double glazed frosted windows to the front aspect, exposed brick and carpeted flooring.

Entrance Hallway

Ceiling light, wooden single door to the front aspect, smoke alarm, thermostat, radiator, stairs to the first floor and laminate flooring.

Living Room

Coved ceiling, ceiling light, UPVC double glazed bay window to the front aspect, radiators, power points, television point, feature brick fireplace and carpeted flooring.

Kitchen

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, wall and base fitted units, space for a dishwasher, integrated low-level fridge, one and a half bowl composite sink with drainer, four-point electric hob with an overhead extractor fan and an integrated double oven, composite splash back, cupboard with the boiler enclosed, feature under counter lights, power points with USB charging and laminate flooring.

Utility Room

Ceiling light, UPVC double glazed window to the rear aspect, wooden single door to the side aspect, wall mounted units, space for a washing machine, space for a tumble dryer, space for a longline fridge/freezer, tiled splash back, power points and tiled flooring.

Dining Room

Coved ceiling, ceiling light, aluminium double glazed sliding doors to the rear aspect, radiator, under stairs storage cupboard, power points and carpeted flooring.

Conservatory

UPVC roof, ceiling light with fan, triple aspect UPVC double glazed windows to the sides and rear, UPVC double glazed French doors to the side aspect, power points and vinyl flooring.

Shower Room

Ceiling light, UPVC double glazed frosted window to the front aspect, double enclosed electric shower, wall mounted sink with under storage, toilet, tiled walls, radiator and laminate flooring.

First Floor

Landing

Ceiling light, smoke alarm, UPVC double glazed window to the side aspects, radiators, power points, airing cupboard and carpeted flooring.

Bedroom One

Ceiling light, UPVC double glazed window to the front aspect, radiator, power points, en-suite and carpeted flooring.

En-Suite Bathroom

Ceiling light, UPVC double glazed frosted window to the front aspect, tiled bath with shower head, enclosed electric shower, toilet, wall mounted sink with under storage, radiator, tiled walls and laminate flooring.



Bedroom Two

Ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and carpeted flooring.

Bedroom Five

Ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and carpeted flooring.

Bedroom Six

Ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and carpeted flooring.

Bathroom

Ceiling light, UPVC double glazed frosted window to the front aspect, corner bath with shower head, toilet, wall mounted sink with under storage, radiator, part tiled walls and vinyl flooring.

Second Floor

Bedroom Three

Ceiling light, wooden framed Velux window to the rear aspect, eaves storage, power points with USB charging and carpeted flooring.

Bedroom Four

Ceiling light, wooden framed Velux window to the rear aspect, power points and carpeted flooring.

Outside

Garden

Laid to lawn with patio area, pergola, hot tub, outbuilding, outside tap, surrounding wooden fences, surrounding shrubbery, trees and access to the lean-to.

Driveway

Tarmacked driveway with parking for multiple vehicles; garage with an up and over door, housing the consumer unit, power and lighting, lawn area, shrubbery and brick walls.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: E
Council Tax Band: E - Approximately £2,756.03 per annum.

Stamp Duty

First Time Buyer: £16,250
Moving Home: £16,250
Additional Property: £42,500