

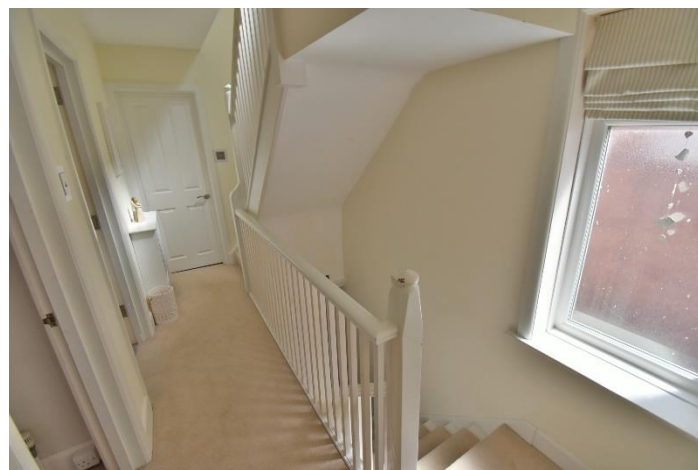
# Northbourne Avenue

Northbourne, Bournemouth BH10 6DG



**HEARNES**

WHERE SERVICE COUNTS



***“An exceptional family home extended to provide open plan living, combining high specification, bespoke fittings with a wealth of original features”***

**FREEHOLD PRICE £495,000**

This charming semi-detached 1920's family home has been thoughtfully modernised and extended by the current owner and is located in a popular tree lined avenue within convenient access of local convenience stores, regular bus routes, shops and facilities in Kinson and the favoured Hill View School catchment.

The vastly improved accommodation is centred around the extended open plan kitchen and family space with its traditional bespoke design and marble top island unit with French doors giving access to and overlooking the rear garden. Karndean flooring continues through from the kitchen to the formal living room which has a multi fuel wood burner and the cosy family room with soft neutral tones of décor. There are two double bedrooms and a small study/office on the first floor with staircase to the delightful second floor main bedroom with Juliet balcony all served by an exceptional family bathroom with bespoke walk-in shower.

Other benefits include a ground floor cloakroom, separate utility room with updated gas combi boiler (2019) double glazing, block paved driveway parking for several and timber gates to concealed secure storage and side access.

**Ground floor:**

- **Entrance hall** with composite front door with thumb turn lock and Karndean flooring
- **WC** with electric heater and double glaze window
- **Living room** with multi fuel burner, double glazed bay window
- **Snug/family room** with multi fuel burner
- **Kitchen/dining/family room** with exceptional bespoke units, integrated Smeg dishwasher, integrated Neff oven with 'hide & slide' door, marble island with inset ceramic sink, antique mirror finish splashback which is heat resistant and easy clean treated
- **Dining space** with contemporary radiator
- **Utility room** plumbing for washing machine, vent for dryer

**First floor:**

- **Landing**
- **Bedroom two** with double glazed window
- **Bedroom three** with double glazed window
- **Study/office** ideal workspace
- **Bathroom**, stunning well proportioned bathroom comprising Victoriana style suite comprising duel ended bathtub, walk-in dual shower, impressive vanity unit with His & Hers oval monobloc marble sink unit, WC, radiator towel rail, high quality floor covering, two double glazed windows and velux skylight, heated mirror
- **Main bedroom** fitted Sharps wardrobes with motion sensing lights, LED mood lighting, exposed chimney breast and eaves storage, Juliet balcony with elevated views to the west

**COUNCIL TAX BAND: C**

**EPC RATING: C**



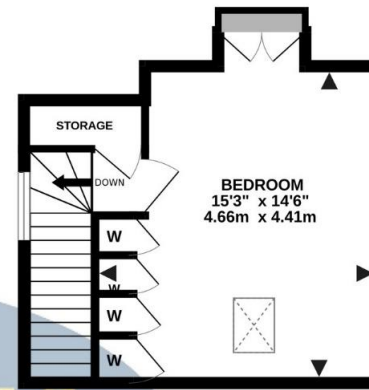
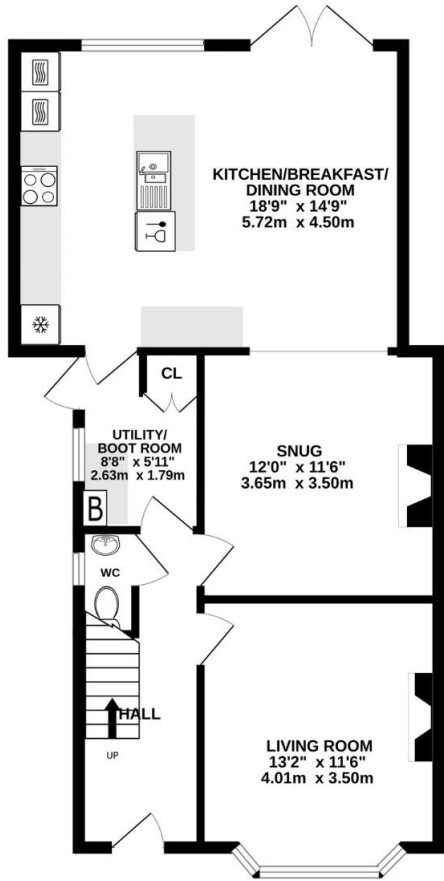


GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.

1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.

2ND FLOOR  
260 sq.ft. (24.1 sq.m.) approx.

LOCATED IN REAR GARDEN  
50 sq.ft. (4.7 sq.m.) approx.



TOTAL FLOOR AREA : 1490 sq.ft. (138.5 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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## Outside

- One of the larger plots from front to back
- Driveway parking for several vehicles
- Rear garden has a sunny, westerly aspect with paved patio, level lawn, timber shed and summerhouse enclosed by panel fencing with concrete posts to one side

The nearest bus stop is approximately 150 metres away, whilst amenities are approximately 230 metres away. Ferndown's town centre offering a further selection of shops, cafes, restaurants, leisure and recreational facilities is located approximately 3 miles away. Access to the River Stour is less than ½ a mile away, great for dog walking, cycling and families.



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