



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.



34 Durdells Avenue, Bournemouth, Dorset, BH11 9EH
Guide Price £475,000

**** OVER 1,800 SQUARE FEET OF LIVING ACCOMMODATION ** STUNNING WESTERLY-FACING PRIVATE REAR GARDEN **** Link Homes Estate Agents are delighted to present for sale this four bedroom, two bathroom detached chalet bungalow situated in the BH11 postcode. Benefitting from an array of fine features including three good-sized bedrooms with bedrooms one and two offering feature bay windows, a modern open-plan kitchen/dining room with integrated appliances, a separate living room with direct access onto the fully-landscaped Westerly-facing private rear garden, a bright and airy conservatory, two three-piece family bathroom suites - one on the ground floor and one on the first floor, ample storage throughout and a block-paved driveway with parking for multiple vehicles! This is a must-view to appreciate the level of living accommodation and position on offer!

Durdells Avenue is situated in the residential BH11 postcode and Turbary Retail Park is just a short drive away which offers a range of shops such as Sports Direct, Lidl, The Range, Matalan, Wickes, TK Maxx and more. The Kinson High Street is within walking distance to the property which has a variety of convenient amenities and a Tesco Superstore. Also, a short drive away you have the Castlepoint Complex along with Bournemouth and Poole Town centres. Schools close by include Christ The King Catholic Primary School, Elm Academy, Kinson Academy & Heathlands Primary Academy to name a few.



Ground Floor

Entrance Porch

UPVC frosted door, consumer unit, ceiling light, power points, radiator, smoke alarm and laminate flooring.

Entrance Hallway

Downlights, ceiling light, UPVC double glazed frosted window to the side aspect, radiator, power points with USB charging, a thermostat and laminate flooring.

Kitchen

Downlights, smoke alarm, ceiling light, wall and base fitted units, picture rail, splash back, power points, integrated longline fridge/freezer, integrated oven, integrated tumble dryer, integrated washing machine, integrated dishwasher, Quartz worktops, under counter lighting, stainless steel sink with drainer, UPVC double glazed window to the side aspect, four-point electric 'Zanussi' hob with extractor fan, radiator, UPVC double glazed French doors opening onto the conservatory, television point and laminate flooring.

Conservatory

Ceiling light, UPVC double glazed window to the rear and side, UPVC double glazed French doors, radiator, power points and tiled flooring.

Living Room

Ceiling lights, wall lights, UPVC double glazed French sliding doors to the rear aspect, power points with USB charging, radiator, electric feature fireplace, television point and laminate flooring.

Bedroom One

Coved and smooth set ceiling, ceiling light, wall light, UPVC double glazed bay window to the front aspect, power points with USB charging, radiator and laminate flooring.

Bedroom Three

Coved and smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect radiator, power points with USB charging and laminate flooring.

Bathroom

Downlights, UPVC double glazed frosted window to the side aspect, panelled bath with overhead waterfall shower, extra shower head and glass screen, wall mounted sink with under storage, wall mounted mirror with lighting, stainless steel heated towel rail, toilet and vinyl flooring.



First Floor

Landing

Downlights, UPVC double glazed Velux style window to the side aspect, carbon monoxide alarm, power points, wooden balustrades, airing cupboard with the water cylinder enclosed, additional cupboard with the boiler enclosed and carpeted flooring.

Bedroom Two

Downlights, Velux style window to the side aspect, feature stained glass window to the front aspect, radiator, power points with USB charging, television point and carpeted flooring.

Bedroom Four

Downlights, UPVC double glazed Velux style window to the side aspect, radiator, eaves storage, power points with USB charging and carpeted flooring.

Bathroom

Downlights, UPVC double glazed frosted window to the side aspect, enclosed shower, part tiled walls, heated towel rail, pedestal sink, toilet and vinyl flooring.

Outside

Garden

Westerly facing, laid to lawn with block paved area, feature lighting, porcelain tile area, surrounding shrubbery, side gated access, outside light, raised flower beds and external power points.

Garage

Power and lighting.

Driveway

Blocked paved driveway with space for multiple vehicles, external power points and an outside light.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating:
Council Tax Band: C - Approximately £2,004.38 per annum.

Stamp Duty

First Time Buyer: £8,750
Moving Home: £13,750
Additional Property: £37,500