

# Western Avenue

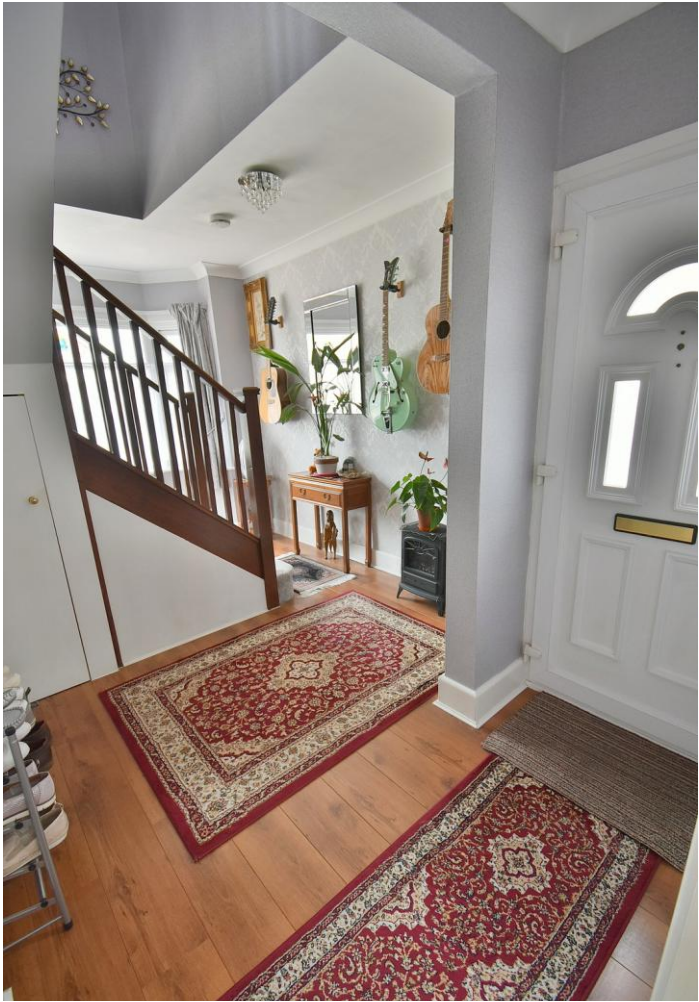
Ensbury Park, Bournemouth, BH10 6HQ



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# ***“Versatile detached chalet home with 100’ South West facing garden, garage/workshop located in Hill View Catchment”***

**FREEHOLD PRICE £525,000**

This well proportioned detached chalet home occupies an exceptional plot with versatile living to include three bedrooms served by two bathrooms including a ground floor ‘Jack & Jill’ access bathroom, spacious living room, a modern kitchen/breakfast room leading to a double glazed conservatory/family room with modern fuel burner and patio doors to the exceptional garden. Other benefits include an updated two year old gas boiler, double glazing, privately owned solar panels, paved driveway with parking for several vehicles leading to a multi use attached 27’ garage/workshop and a summerhouse/hobbies room overlooking the superbly maintained landscaped 100’ south facing level garden and secluded patio.

- Traditional arch porch way with double glazed front door to the reception hallway
- **Reception hallway** with wood laminate flooring throughout, stairs to the first floor, understairs storage, double glazed bay window to the front aspect, doors leading to the ground floor bedroom and living space
- **Living/sitting room** is a dual aspect room with a double glazed window to the rear aspect and two double glazed windows to both sides of a feature ornate style fireplace, partially glazed wooden door to the kitchen/breakfast room
- **Kitchen/breakfast room** comprising a range of base and wall mounted grey gloss fronted units with adjoining worktops, ceramic 1.5 bowl single drainer sink unit with Victorian style mixer taps, tall standing fridge freezer, space for Range style gas cooker with extractor above, space and plumbing for slimline dishwasher, space and plumbing for washing machine, double glazed window to the side aspect, louvre doors to airing cupboard housing Worcester wall mounted gas combination boiler (approximately 2 years old), double glazed sliding patio doors giving access to:
- Light and spacious **reception two/sun room** with double glazed windows to the side aspect and French doors giving access to the rear giving access and overlooking the extremely well maintained south westerly facing patio and rear garden, wood laminate flooring, polycarbonate pitched roof and modern floor standing contemporary wood burner set upon a mosaic tiled hearth base, door to integral garage/workshop/utility space
- **Garden room** at the rear of the garage for multiple uses with double glazed windows and French doors
- **Ground floor double bedroom** with a double glazed bay window to the front aspect, range of fitted bedroom furniture and door to the main bathroom which acts as an en suite and family bathroom
- **Family bathroom** has a modern white suite comprising panelled bath, WC, wash hand basin with vanity unit, double glazed window and ladder style radiator, tiled walls and flooring

## **First Floor**

- **Bedroom one** with a double glazed window to the rear aspect overlooking the garden, comprehensive range of bespoke fitted bedroom furniture to include wardrobes and dressing table
- **Bedroom three** with a double glazed window to the side aspect
- **First floor Shower Room** with a modern white suite comprising: dual width recessed shower cubicle with sliding door and separate wall mounted shower unit, WC, wash hand basin with vanity unit, double glazed window to the side aspect and chrome heated towel rail

**COUNCIL TAX BAND: D**

**EPC RATING: C**







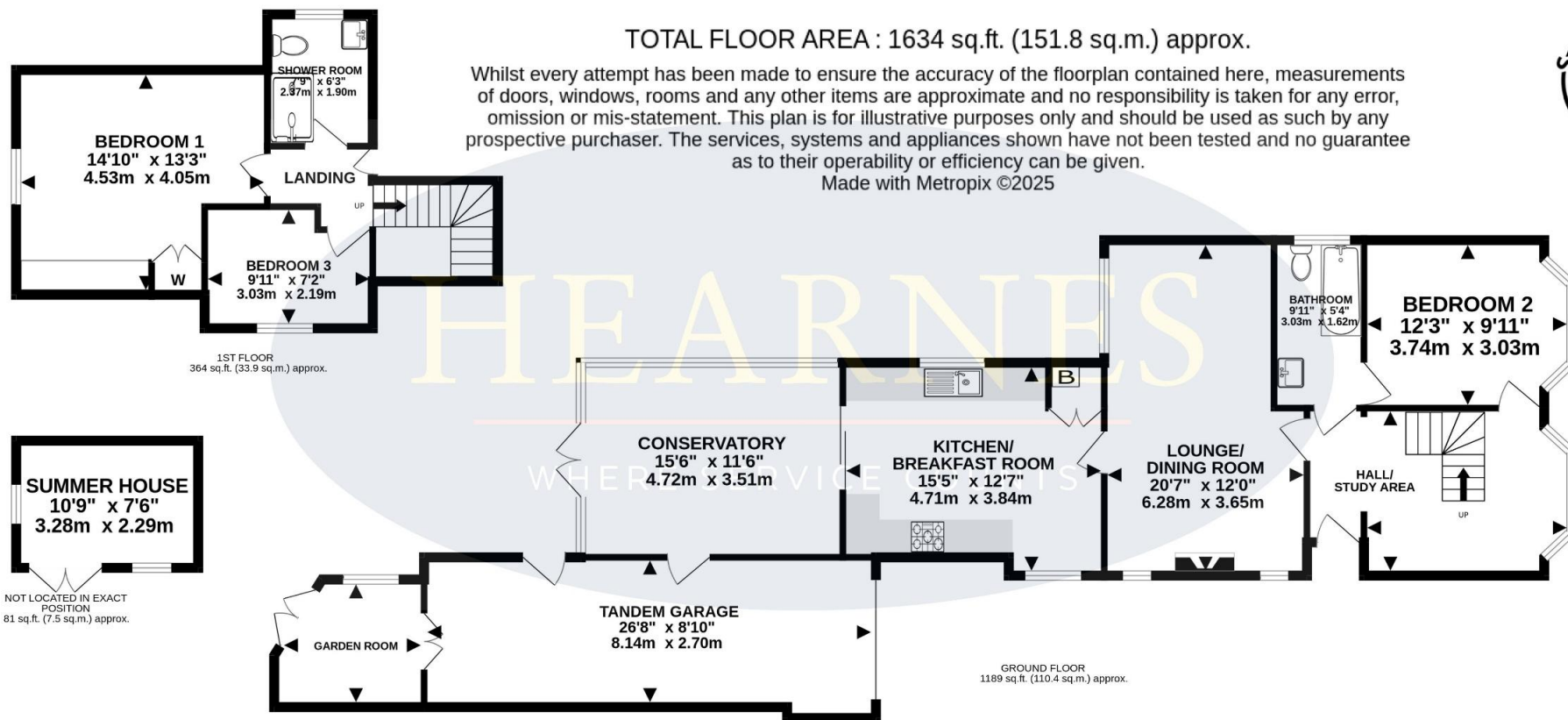




TOTAL FLOOR AREA : 1634 sq.ft. (151.8 sq.m.) approx.

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

- The **rear garden** measuring 130' including patio max x 32', has a secluded private outlook, faces a south west aspect and is a particular feature of the property providing sections of patio and landscaped borders, a level lawn with resin pathway and decorative raised border, all enclosed by quality composite fencing timber with concrete posts
- A paviour **driveway** provides off road parking for numerous vehicles and continues to one side through iron gates to:
- **Garage/workshop/utility space** provides access through an up and over garage door with skylight, double glazed door to the garden, space and power for washer drier and double doors to a charming garden room





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