

Avebury Avenue

Bournemouth, BH10 7ED



HEARNES

WHERE SERVICE COUNTS



“A substantially enlarged and beautifully finished 1,780 sq ft family home with a 85’ secluded rear garden”

FREEHOLD GUIDE PRICE £625,000

This recently modernised and substantially enlarged three/four bedroom, one bathroom, one shower room detached family home has a 33’ open plan kitchen/breakfast/dining/living room overlooking a 85’ secluded rear garden, whilst situated in a popular and convenient location.

This deceptively spacious 1,780 sq ft family home has been substantially enlarged on the ground floor creating a simply stunning open plan family and entertaining space which has full width bi-fold doors opening to offer uninterrupted views over this 85’ secluded rear garden.

- **An extended three/four bedroom detached family home with a 85’ secluded garden**
- Spacious **reception hall** with understairs cupboard
- Ground floor **cloakroom** finished in a modern white suite
- 33’ x 21’ Stunning open plan **kitchen/breakfast/dining/living room** with porcelain tiled floor and underfloor heating. This room undoubtedly has the wow factor
- The **kitchen/breakfast area** has been beautifully finished with some lovely finishing touches to include Quooker boiling hot water tap, two toned base and wall units with the worktop finished in Quartz, a central island unit also finished with Quartz worktop and Zinc fronted base units. The island unit continues round to form a breakfast bar, there is an excellent range of high quality appliances to include Airforce induction hob with down draft extractor, Neff double oven and warming drawer, Hotpoint dishwasher, wine fridge, pull out larder cupboards, space for an American style fridge freezer and a ceiling skylight flooding the kitchen/breakfast area with lots of natural light
- The **living area** has a living flame log effect contemporary fireplace with TV recess above and stone cladded chimney breast creating an attractive focal point
- The **dining area** has space for a 10 seater dining table and chairs, an 18’ ceiling skylight flooding this area with lots of natural light and full width bi-fold doors opening to offer uninterrupted views over the large secluded rear garden, porcelain tiled floor with underfloor heating continues throughout this fantastic open plan family space
- **Shower room/utility room** with corner shower cubicle, space and plumbing for washing machine, wall mounted gas fired boiler, double wooden original garage doors
- **Lounge/bedroom four** which is currently being used as a reception room but could also be used as a bedroom, enjoys a dual aspect and an attractive focal point of the room is the living flame coal effect gas fire with granite hearth inset and surround
- Spacious first floor **landing/study area** which is large enough to be used as a study area, loft access with ladder
- **Bedroom one** is a generous sized double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets, dressing table and drawer storage
- **Bedroom two** is also a generous sized double bedroom benefitting from fitted wardrobes
- **Bedroom three** is also a double bedroom
- Beautifully finished and spacious family **bathroom/shower room** incorporating a contemporary free standing bath with mixer taps and shower attachment, separate good sized corner shower cubicle with oversized chrome raindrop shower head and separate shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC, partly tiled walls and tiled floor

COUNCIL TAX BAND: E

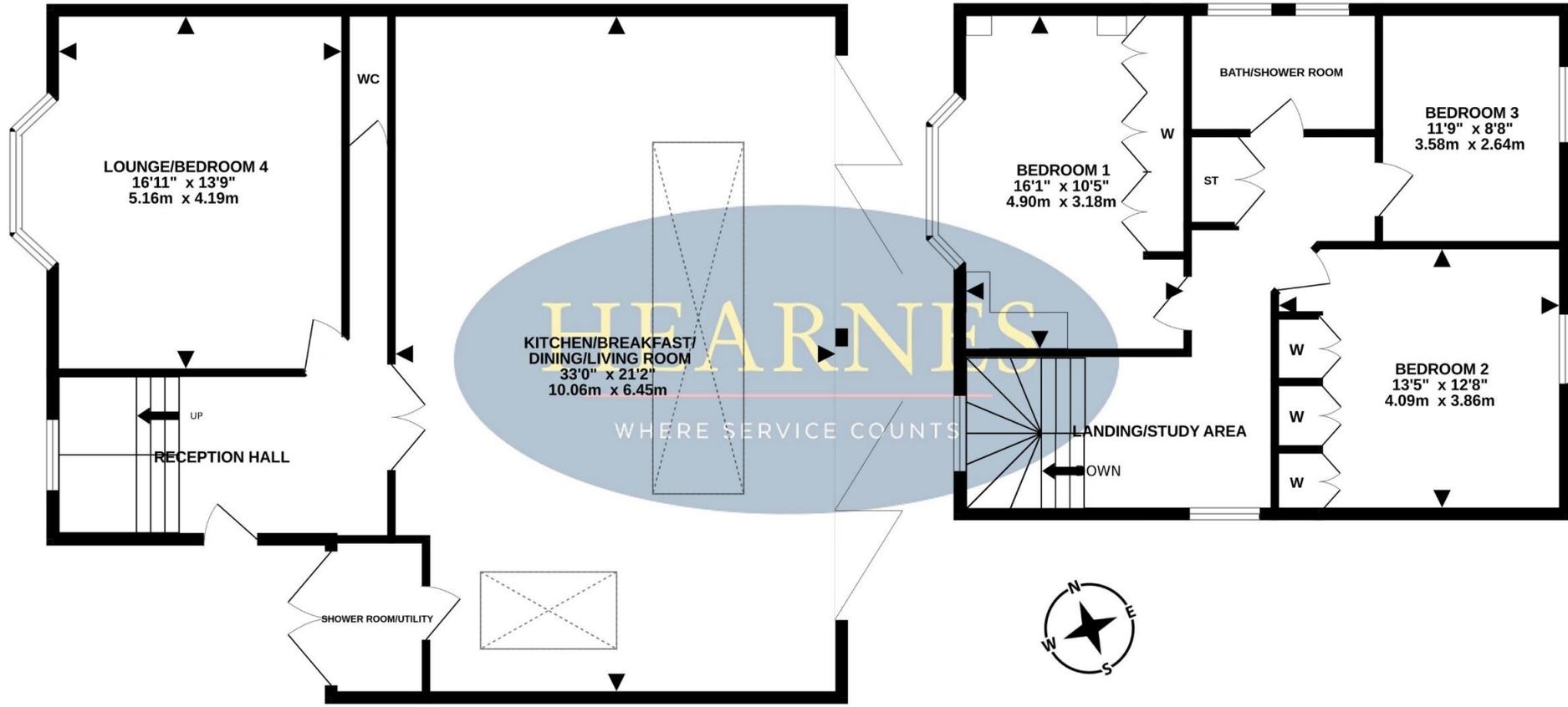
EPC RATING: C





GROUND FLOOR
1103 sq.ft. (102.5 sq.m.) approx.

1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1781 sq.ft. (165.5 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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AS A
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RELAX



Outside

- The **rear garden** is without a doubt a superb feature of the property as it offers an excellent degree of seclusion, measures approximately 85' x 40' and is fully enclosed. Adjoining the rear of the property and extending the full width of the house there is a porcelain paved patio. The remainder of the garden is predominantly laid to lawn. In the far corner of the garden there is a large timber storage shed and a further paved patio
- There is a good sized area of **front garden** and a front **driveway** providing generous off road parking
- **Further benefits** include double glazing and a gas fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 2.5 miles away. There is a small selection of amenities at West Parley approximately 1 mile away.



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