



HEARNES

WHERE SERVICE COUNTS

A beautifully extended chalet-style bungalow, situated in the quiet and desirable Kingsbere Avenue, offers an impressive and versatile layout ideal for family living. Conveniently positioned on the outskirts of Bournemouth, the property is within easy reach of excellent schools, local shops, and popular recreational facilities such as Redhill Park, which features tennis courts, a bowling green, an outdoor paddling pool, a café, and a children's playground. The home boasts generous living accommodation and includes a spacious kitchen/living/dining room, an impressive south-facing garden, a detached garage, and a large driveway.

Upon entering, you are welcomed into a generous reception hall that provides access to all principal rooms on the ground floor. Bedroom one and two are both well sized doubles which feature built-in wardrobes. Bedroom three a smaller double room makes a perfect study space with bespoke storage. A modern family bathroom with a separate shower serves this level. At the heart of the home lies a stunning 22' open-plan kitchen and dining room, ideal for both entertaining and everyday living. This area seamlessly flows into a contemporary lounge that enjoys views across the rear garden, creating a wonderful social space filled with natural light.

Upstairs, a further double bedroom with built-in eaves storage provides flexible accommodation, perfect for guests.

Externally, the beautifully landscaped south-facing rear garden features an Indian Sandstone patio, ideal for outdoor dining and entertaining. A detached garage and an additional outbuilding offer further storage and practical space. To the front, an attractive landscaped driveway provides off-road parking for multiple vehicles.

Council Tax Band: D

EPC Rating: D

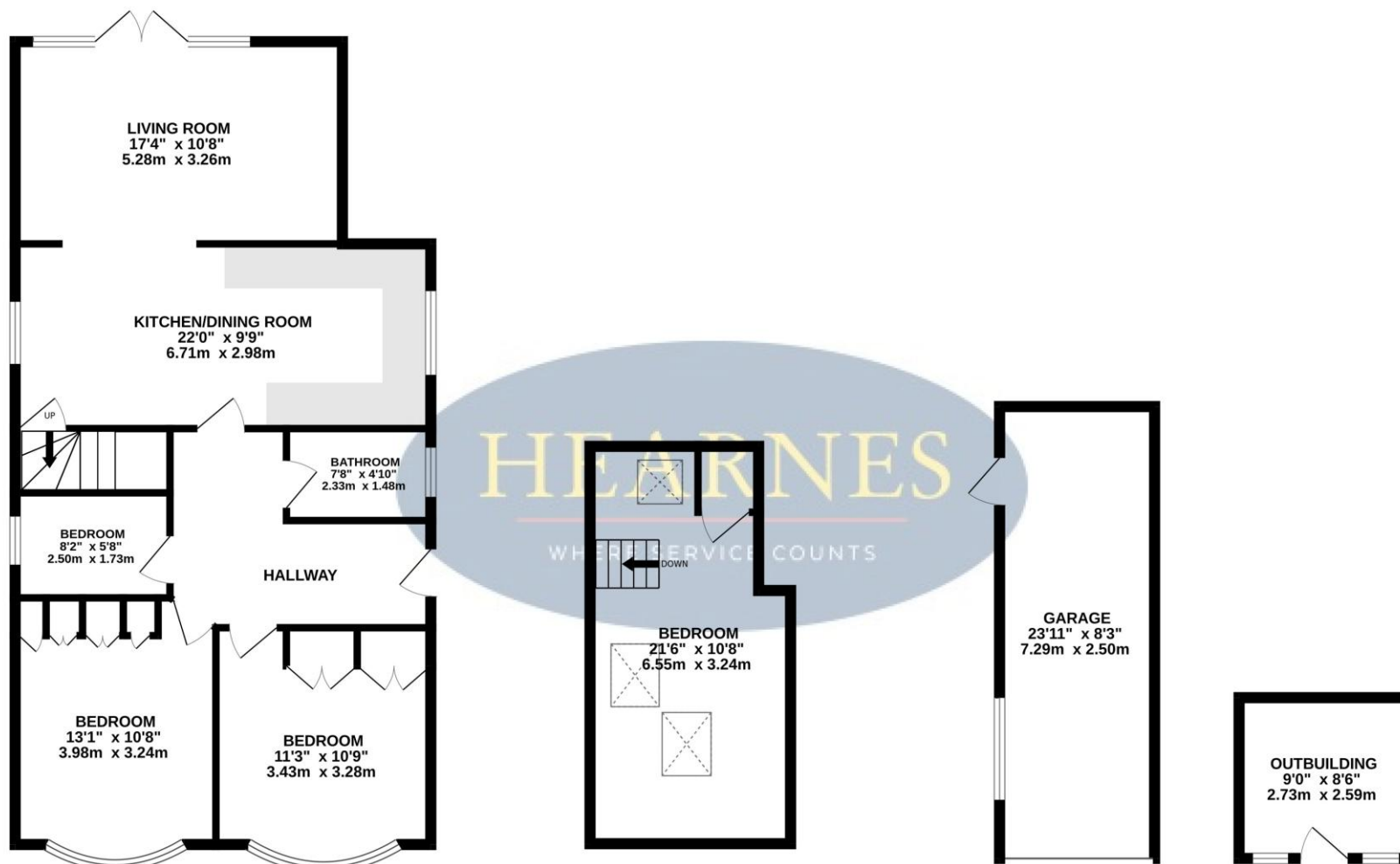
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



GROUND FLOOR
896 sq. ft. (83.3 sq.m.) approx.

1ST FLOOR
211 sq. ft. (19.6 sq.m.) approx.

OUTBUILDINGS



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 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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