



Headswell Avenue
Redhill, Bournemouth, BH10 6JU

FREEHOLD GUIDE PRICE

£450,000

“Tucked away in a convenient location on an elevated and good sized secluded plot”

This well presented and generous sized three double bedroom, one bathroom, one shower room, detached family home has a detached single garage, driveway providing generous off-road parking and secluded gardens.

The property enjoys an elevated position with a pleasant wooded outlook whilst being tucked away in a sought after yet convenient location within Redhill.

- **Three double bedroom detached family home on a good sized secluded plot**

Ground floor:

- 18' Spacious **entrance hall** with wood block parquet flooring
- **Wet room** incorporating a walk-in shower area with WC and pedestal wash hand basin,
- 14' **Kitchen/breakfast room** incorporating rolltop work surfaces with a good range of base and wall units, integrated oven, grill, hob and extractor, integrated dishwasher, recess and plumbing for washing machine, space for fridge freezer, space for breakfast table and chairs, floor standing gas fired boiler, tiled splashbacks, tiled floor, double glazed window to the front aspect and double glazed door giving access out into the garden
- 17' **Lounge** enjoying a dual aspect with a picture window offering a pleasant wooded outlook. An attractive focal point of the room is a stone built fireplace with display shelves either side and an inset living flame coal effect gas fire, archway through to snug
- **Snug** has a double glazed window to the front aspect
- **Double bedroom** with fitted wardrobes and a double glazed window to the rear aspect
- **Conservatory** is fully double glazed, tiled flooring and double glazed door leading out onto a rear paved patio

First floor:

- **Good size landing**
- **Bedroom one** is a generous sized double bedroom enjoying a dual aspect with fitted cupboard storage, drawer storage and access into the generous eaves storage. Freestanding wardrobe & dressing table
- **Bedroom two** is also a generous sized double bedroom benefitting from an excellent range of fitted wardrobes, dressing table
- **Family bathroom/shower room** incorporating a panelled bath, separate shower cubicle, pedestal wash hand basin, WC, fully tiled walls
- There is a good sized area of private **side garden** measuring 30' x 40' which is laid to a mixture of lawn, gravel and patio with a pond and a path leading round to the front garden. Further path leading round to a rear patio and a gate giving access onto a large area of sloping and enclosed garden which measures approximately 35' x 80'. Adjoining the rear of the property there is a large area of paved patio and a crazy paved seating area with a side gate opening onto the side driveway
- A front and side **driveway** provides generous off-road parking
- Detached single **garage** has light and power, up and over door, window and a side door
- **Further benefits** include double glazing and a gas fired heating system

The Stour Valley Nature Reserve is approximately 700 metres away. The property is located on a bus route with regular buses running into Bournemouth, Wimborne and Ferndown. There is a small selection of amenities located nearby and the property also benefits from being within the Hillview school catchment which also has a small selection of amenities nearby. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 3.5 miles away.

COUNCIL TAX BAND: E

EPC RATING: E

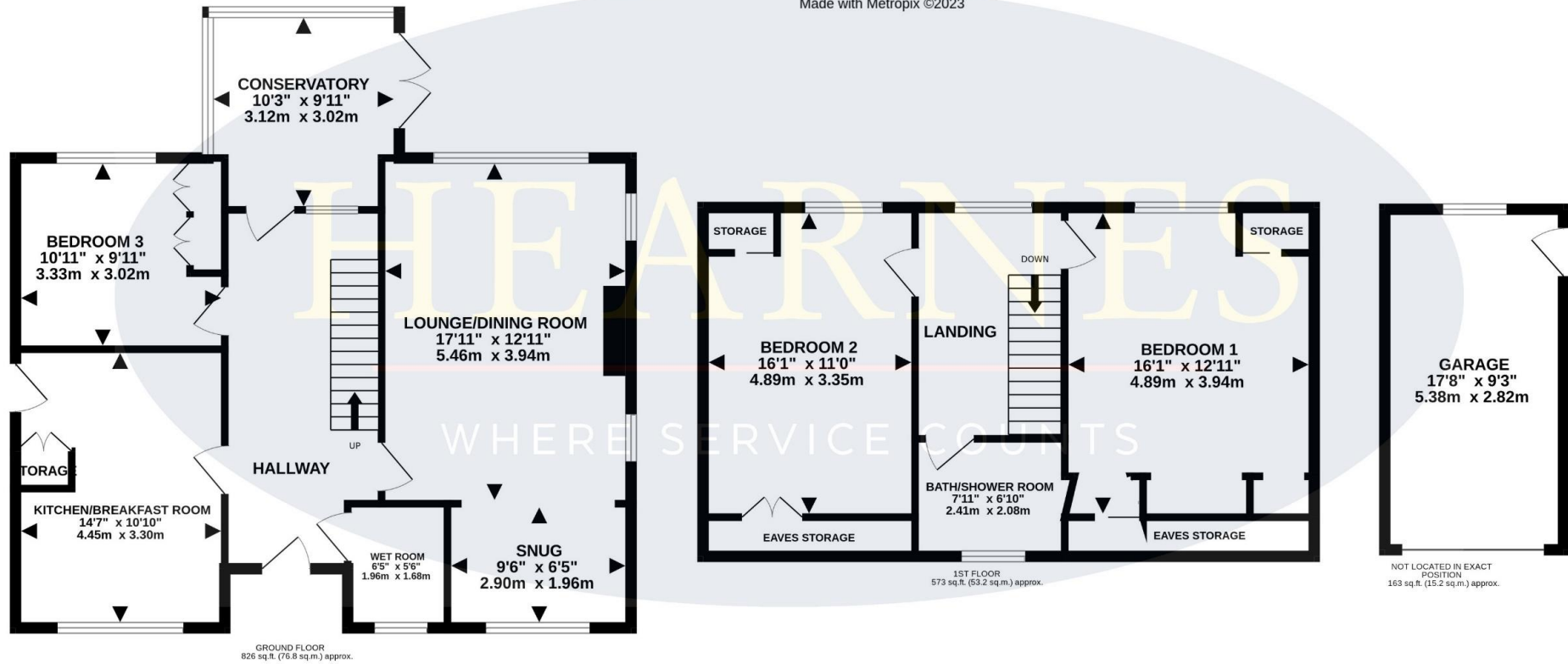
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1562 sq.ft. (145.1 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

