



Thornley Road, Northbourne  
Dorset, BH10 6DZ

# FREEHOLD

## GUIDE PRICE £425,000 – £430,000

***“Vendor suited, no forward chain, superbly appointed detached chalet family home, 4 bedrooms, 2 bathrooms, ½ a mile from Hill View School”***

A wonderful opportunity to acquire a deceptively spacious detached family chalet home in excellent decorative order with no forward chain.

The property occupies a well-proportioned plot in a prime location only ½ a mile from the popular Hill View School, with nearby shopping parade, regular bus routes to Kinson and Bournemouth, access to Redhill Park and the River Stour ideal for dog walks and families.

The accommodation comprises four double bedrooms over two floors, served by a bathroom and shower room, a formal living room with French doors out to the rear garden, open plan to a formal dining room and a contemporary fitted kitchen with dual aspect and a door to the driveway and garden.

Other benefits include a brand new gas boiler (installed October 2024) gas central heating, reception hallway, double glazing, paved area for storage to the detached timber store (which has a hardstanding for a potential garage) driveway parking for several vehicles and a wonderful private sunny aspect rear garden and patio.



### Ground Floor:

- **Entrance hall** with wood laminate flooring and stairs to the first floor
- **Superb refitted modern kitchen** comprising range of base and wall mounted units, worktops, soft close units, sink unit with window above, integrated oven and inset gas hob with extractor over, plumbing for a washing machine, space for a tall standing fridge/freezer, further window and a door to the side aspect
- **Lounge** with wood laminate flooring and French doors providing views and access over the rear garden
- Spacious formal **dining area**
- **Bedroom three** with a bay window to the front aspect
- **Bedroom four** with a bay window to the front aspect
- **Shower room** finished in a modern white suite comprising shower cubicle with Jacuzzi jets, WC, monobloc sink with vanity unit and a window

### First Floor:

- **Landing**
- **Bedroom one** enjoys a dual aspect with a Juliette balcony providing views over the rear garden
- **Bedroom two** also enjoys a dual aspect with a window and Velux roof window
- **Bathroom** with a modern white suite

### Outside

- A front paved driveway provides **parking for several vehicles**, with side access timber gate to a further side section of patio enclosed by timber fencing
- The **rear garden** measures approximately 65ft in length x 45ft in width and is a wonderful private space with level lawn, a sizeable paved patio, timber storage shed and gated side access, all enclosed by sections of timber fencing and brick walls

Local amenities in Kinson are approximately 1 mile away. Castlepoint shopping centre is just 2.5 miles away, whilst Bournemouth town centre with its array of shops, cafes, restaurants, leisure and recreational facilities as well as miles of sandy beaches is located approximately 5 miles away.

**COUNCIL TAX BAND: D**

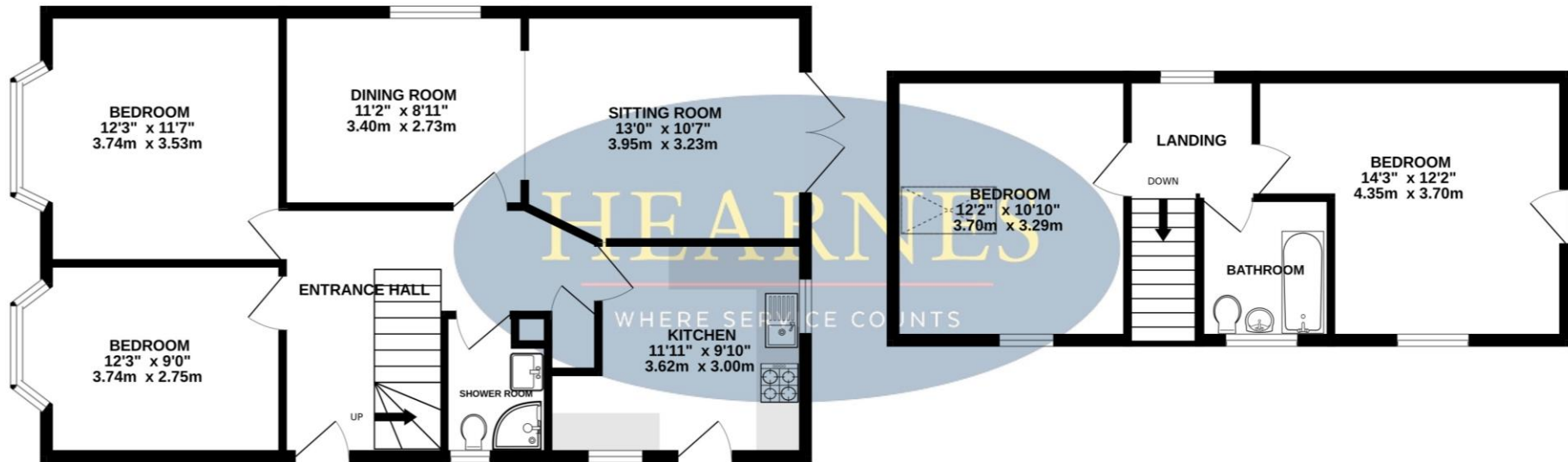
**EPC RATING: D**

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GROUND FLOOR

1ST FLOOR



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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