

**Benellen Avenue,
Bournemouth BH4 9LY**

Offers in excess of £950,000





Property Summary

A contemporary detached five-bedroom property with a commanding positioning on a sought-after road, moments from the amenities of Westbourne Village and Bournemouth Gardens. This striking home has many modern design features and an exceptional open plan kitchen, dining and lifestyle room.



Key Features

- Reception hallway with sweeping stairs and double height windows
- 36ft x 35ft open plan kitchen, dining and living room
- Utility room with access to the garden
- Principal bedroom with ensuite
- Guest bedroom with ensuite
- Three further double bedrooms and two bathrooms
- Wrap around sun terrace
- Two further terraces ideal for entertaining
- Large corner plot with mature planting
- Double garage and parking



About the Property

On entering the property, you are welcomed into a large reception hallway which has a sweeping staircase that leads conveniently to the main living accommodation where the real surprise awaits.

Arriving in the kitchen, dining and living area, you will immediately be impressed by the open plan design of the room and the overall feeling of space. Natural light floods in from large windows that are positioned all around the room and there are also doors which give direct access to entertaining terraces. The room has three separately defined areas which give the property true functionality whilst maintaining a superb sense of visual space and light.

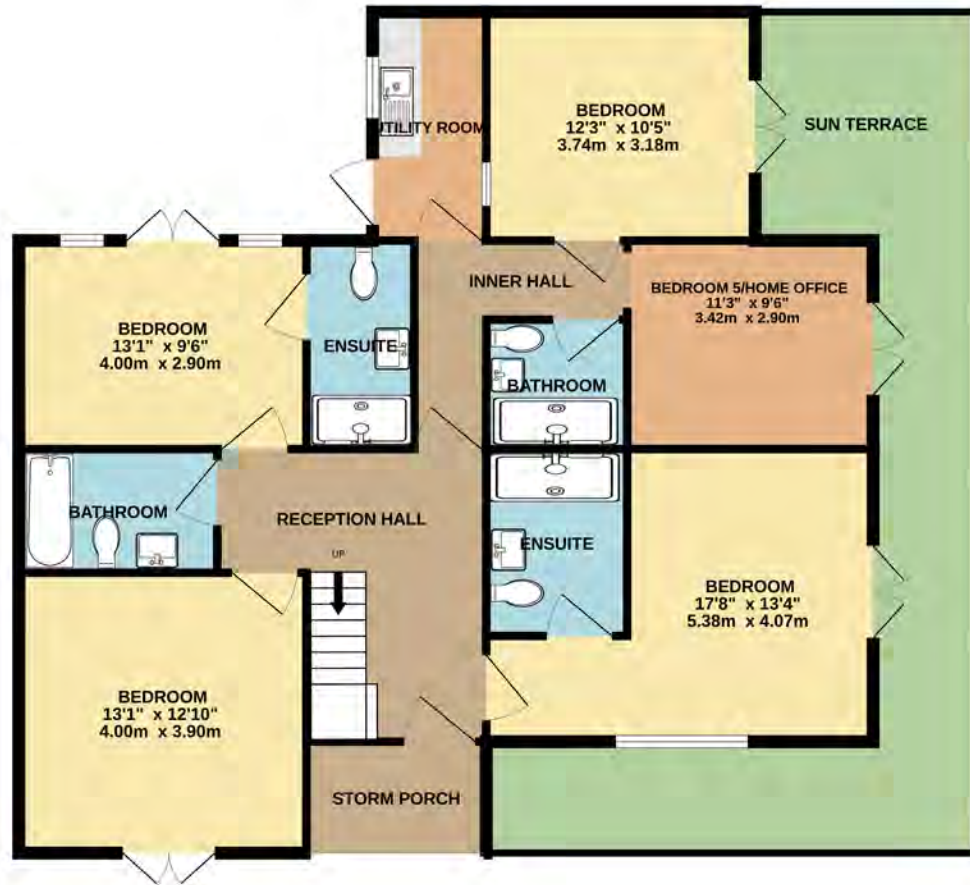
There are five double bedrooms which all benefit from direct access to outside space. The principal bedroom has doors opening to a beautiful sun terrace with a glass retaining balcony. The guest bedroom has an ensuite bathroom and the remaining three bedrooms are serviced by two further bathrooms. The smallest bedroom is currently in use as a study/occasional room and could be ideal for buyers wishing to work from home as it provides separation from the main living area.

Outside the property occupies a corner positioning with mature gardens on two sides. There is secondary private gardens areas and a large wrap around terrace which would prove ideal for grand scale entertaining. A driveway provides off-road parking and leads to a double garage.

Council Tax Band G



GROUND FLOOR
1182 sq.ft. (109.8 sq.m.) approx.



1ST FLOOR
1028 sq.ft. (95.5 sq.m.) approx.



TOTAL FLOOR AREA ; 2210 sq.ft. (205.3 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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About the Location

The property is situated in a residential location, within close reach to Westbourne village, Bournemouth town and West Hants. There are delightful scenic walks through Bournemouth gardens, leading to the town centre and Coy Pond. Bournemouth railway station offers links to Weymouth and London Waterloo, regular bus routes are nearby and of course the golden beaches.

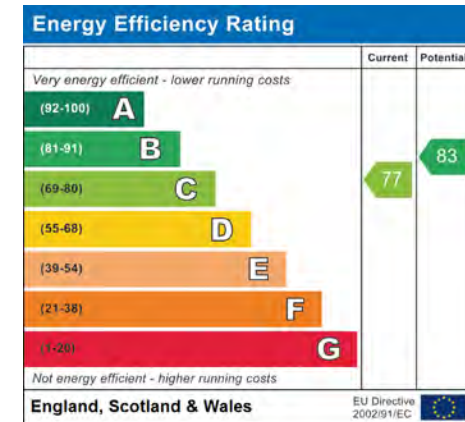
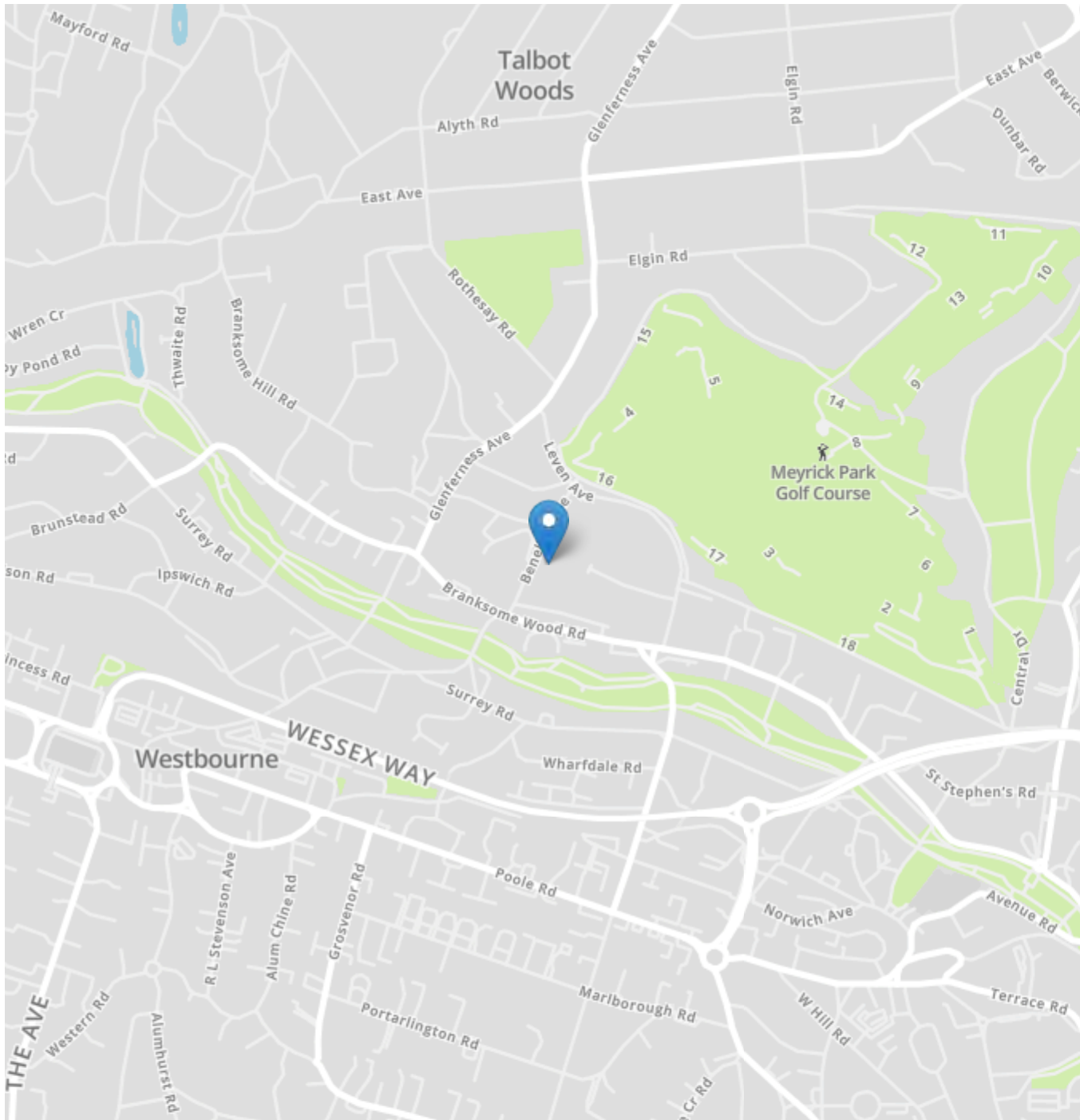


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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



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New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

Mays Estate Agents - Westbourne

4 Seamoor Road, Bournemouth, Dorset BH4 9AN

T: 01202 757555

E: bournemouth@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

