

Russel Road

Northbourne, Bournemouth, Dorset BH10 7HD



HEARNES

WHERE SERVICE COUNTS



“Simply stunning detached bungalow providing extended open plan family living space, finished to a high specification by the current owner, backing onto playing fields”

FREEHOLD PRICE £460,000

This deceptively spacious detached bungalow occupies a unique position backing onto playing fields within convenient access to Northbourne, Ferndown, Parley, Hurn Airport, Castlepoint and Kinson on regular bus routes to local schools and amenities.

This well planned and beautifully presented accommodation briefly comprises three bedrooms served by a luxury bathroom, a reception hallway with a deep storage cupboard, beautifully presented living area with wood burner, two double glazed windows and open arch to a light, welcoming dining area which, in turn, has bi-fold doors giving access to and overlooking the rear garden with double doors giving access to the hub of the property. An exceptional kitchen/breakfast room benefits from an island unit and a comprehensive range of bespoke units.

- **Entrance hall**, spacious area with seating, door to walk in cupboard and step up
- **Kitchen/breakfast room**. Stylish, contemporary fitted kitchen comprising of a range of base and wall mounted units with wooden worktops and contrasting island unit with granite worktop and breakfast bar seating, range cooker with extractor above, bespoke cupboards with recess for a American style fridge/freezer, one and a half bowl sink with double glazed window above overlooking the rear garden, double glazed door to garden, neutral tones of décor and travertine flooring, double doors give access to the dining room
- **Dining area** has double glazed bi-fold doors giving access to the garden, open plan to the living area
- Cosy, **formal living area** with two double glazed windows either side of a simple open fireplace, recess with timber mantle and inset wood burner
- **Bedroom one** is superbly presented with double glazed windows to the front aspect and a comprehensive range of fitted wardrobes across one entire wall
- **Bedroom two**, double glazed window to side aspect
- **Bedroom three** with double glazed window to the side aspect
- **The bathroom** is refitted in a contemporary style white suite, comprising a large vanity unit with monobloc sink unit, heated mirror with downlights above, low level WC and a tiled entrance recess to the cleverly fitted bath with central taps and overhead shower, double glazed window and fully tiled walls

COUNCIL TAX BAND: C

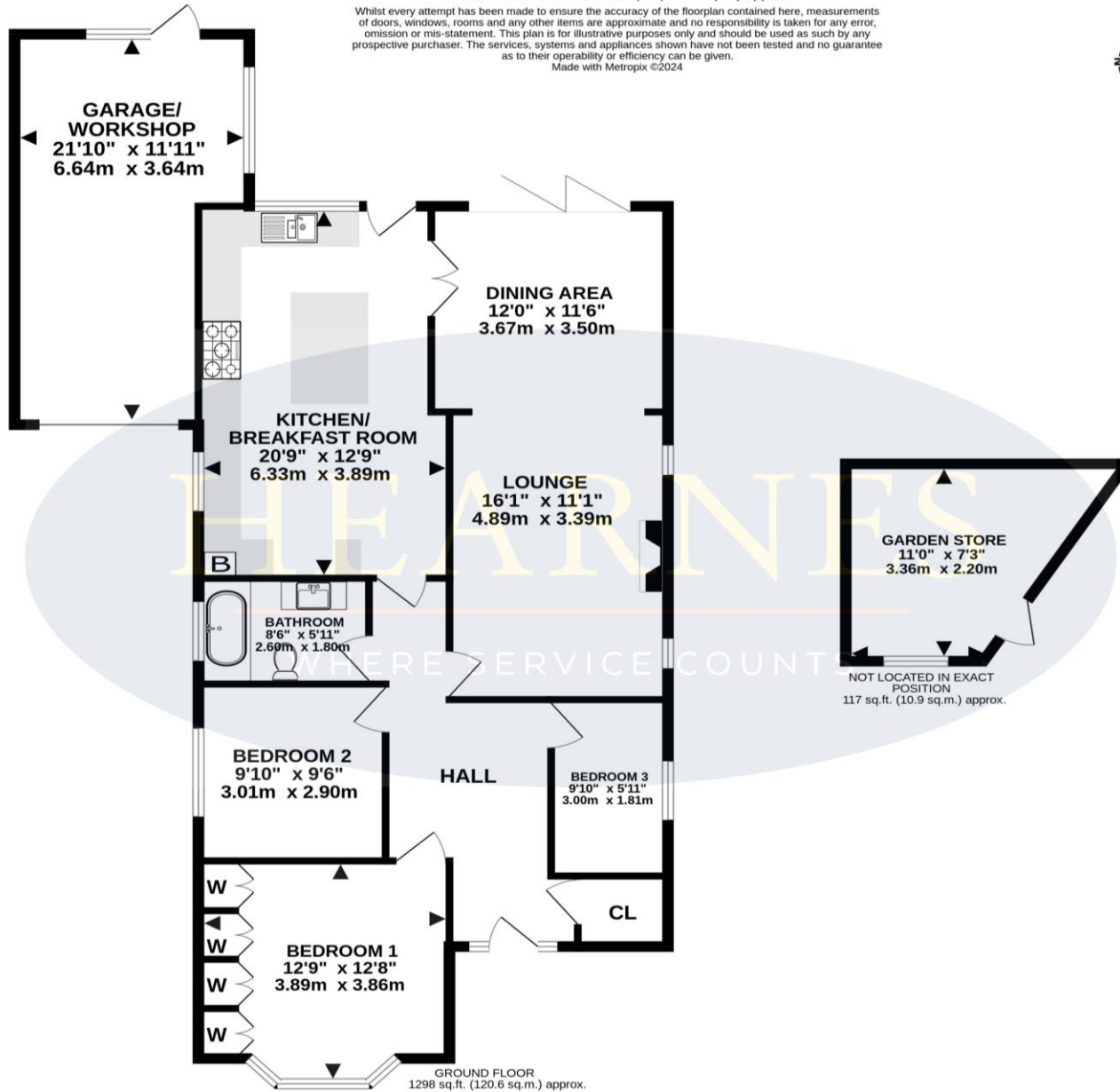
EPC RATING: D





TOTAL FLOOR AREA : 1416 sq.ft. (131.5 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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Outside

- **The front driveway** provides parking for several vehicles both at the front and side of the bungalow. Timber gates lead to a tandem garage/workshop
- **Tandem garage/workshop** with up and over door, rear window and door to garden, internal power and lighting
- **The rear garden** provides excellent privacy backing onto Kinson Manor playing fields with section of patio, with built-in barbecue, working tap and outside lighting, large timber storage workspace, enclosed by mature hedging and trellis fencing.

The property is located less than half a mile away from Kinson centre with its array of shops and amenities and leisure facilities. The seaside towns of Bournemouth and Poole are approximately 6 and 7 miles distant respectively with Ferndown's town centre located approximately 3.5 miles distant. Ferndown offers an excellent array of shopping, leisure and recreational facilities.



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ
Tel: 01202 890890 Email: ferndown@hearnes.com



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