



Cedar Avenue, Northbourne  
Dorset, BH10 7EF

# FREEHOLD PRICE

## Offers in Excess of £430,000

***“Charming character family home, requiring some degree of modernisation, superb private garden and no chain”***

This detached family home has retained many of its original features, whilst being subject to and extension and updating.

The property is situated in an extremely convenient location in a small cul-de-sac close to a convenience store on the fringes of Kinson, Parley and Northbourne, which all provide local schools, transport links to Bournemouth Airport and the A31, Castlepoint and river walks along the River Stour, ideal for families.

The accommodation comprises three first floor bedrooms served by a fitted family bathroom, a refitted kitchen with built in appliances and a separate extended dining room and living room, both with French doors out to the garden and patio.

Other benefits include ground floor cloakroom, double glazing, entrance porch and spacious hallway, gas central heating, driveway parking with timber gates to a side access and detached garage and a wonderful private rear garden. **The property is offered with no forward chain.**

### Ground Floor:

- **Entrance porch**
- **Entrance hall**, returning staircase to the first floor
- **Kitchen** refitted to incorporate a range of wall and base mounted units and worktops with inset 5 burner gas hob and extractor above, integrated Bosch double oven with microwave above, full height storage cupboards, integrated dishwasher and washing machine, window to the front aspect and a door out to the side of the property
- Extended **dining room** with original ornate brick fireplace and windows and doors out to the rear garden and patio
- Extended **living room** enjoying a triple aspect, brick-built fireplace and doors out to the rear garden and patio
- **Cloakroom**

### First Floor:

- **Bedroom one** with a comprehensive range of bespoke bedroom furniture, bay window to the rear and a side aspect window
- **Bedroom two** with a fitted wardrobe and a view to the front aspect
- **Bedroom three** with a fitted wardrobe and a view to the rear aspect
- **Bathroom** finished in a modern white suite to incorporate a panelled bath with wall mounted shower and glazed shower screen, tiled walls, vanity unit with wash hand basin and low level wc

### Outside:

- The house occupies a well-proportioned plot with gated access to the front garden and a paved driveway providing **off-road parking** for approximately 2 cars. Double timber gates lead to the detached garage
- **Detached garage** with a pitched roof, side personal door and window. This space could make an ideal home office or gym
- **Rear garden** with two sections of raised patio and steps leading down to the level lawn and landscaped boundaries, Within the garden there is a detached timber summer house and an area of private patio behind the garage, ideal for entertaining.

COUNCIL TAX BAND: D

EPC RATING: D

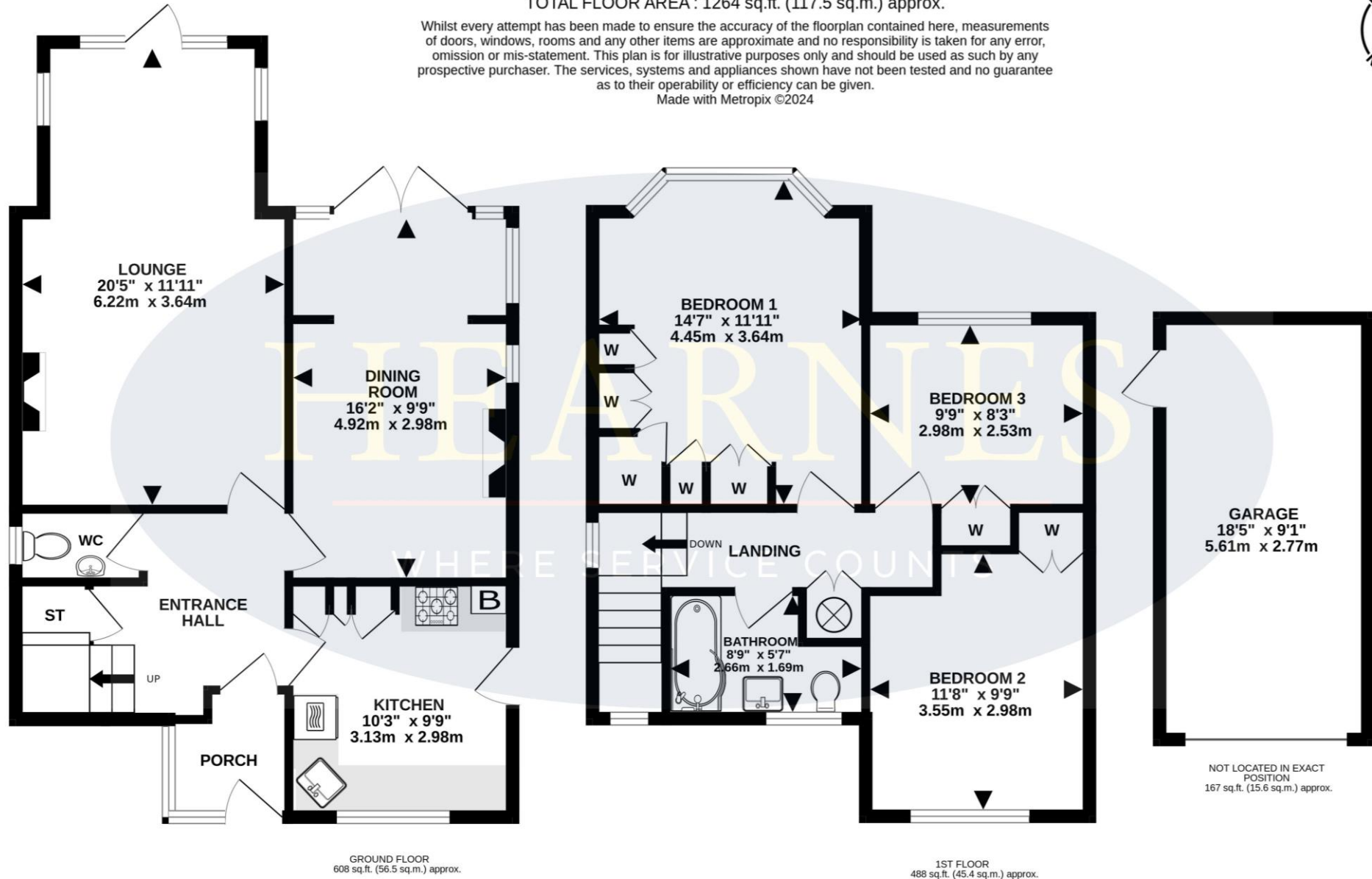


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TOTAL FLOOR AREA : 1264 sq.ft. (117.5 sq.m.) approx.

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

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