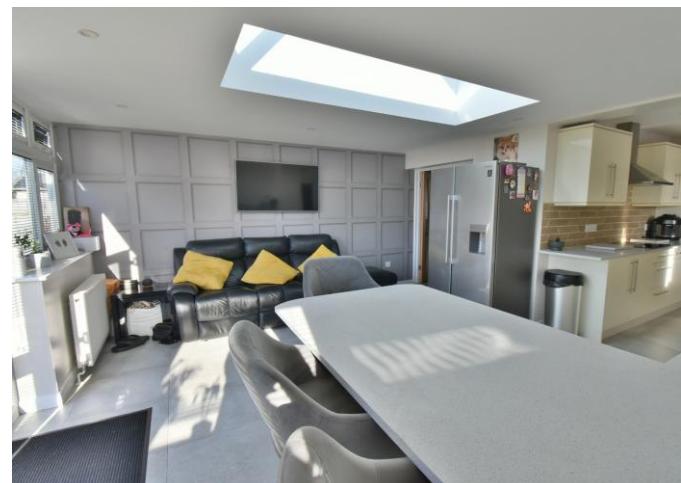


# Castleton Avenue

Bournemouth, Dorset, BH10 7HP





***"Superbly appointed semi detached family home, extended to offer stylish open plan living with impressive, detached garden room"***

**FREEHOLD PRICE £420,000**

This deceptively spacious semi-detached house has been extended to provide a wonderful open plan family space around a bespoke fitted kitchen, with access to a landscaped westerly facing rear garden. The well-presented accommodation comprises three first floor bedrooms served by a modern bathroom and ground floor cloakroom WC, a formal cosy lounge with solid wood burner adjacent to a dining area, with contemporary oak double doors to the stunning open plan kitchen/family/breakfast room with central ceiling lantern light, breakfast bar and full width double glazed doors and windows providing access and views over the rear garden and patio.

Other benefits include modern gas central heating, double glazing, paved driveway parking with secure double gates giving access alongside the house to the exceptional rear garden and detached high specification garden room with power, lighting and insulation.

**Ground Floor:**

- Decorative brick arch to the storm porch, double glazed door leading to the entrance hall
- **Entrance hall** – window to the side aspect, stairs to the first floor, door to understairs storage and glazed block feature wall panel, solid oak door to the kitchen and further doors to the WC and living space, tile effect wood laminate floor extends through the hallway to the kitchen/family room
- **Cloakroom WC** – tiled walls with corner mounted wash hand basin, mixer taps, window to the side, WC and internal extractor
- **Open plan kitchen/family/breakfast room** – This exceptional versatile open space is enhanced by a central ceiling lantern window providing excellent light, with window and doors providing views and access to the rear garden. The kitchen comprises a comprehensive range of modern cream gloss fitted base and wall mounted units with Corian worktops and tiled splashbacks, a Caple one and a half bowl sink unit with mixer taps and a window above, integrated and raised Neff oven and separate grill with further inset Neff four ring induction hob with extractor above, integrated and concealed washing machine, fitted Bosch dishwasher and space for an American style fridge/freezer, with further tall standing larder cupboards, inset ceiling spotlights throughout. The Corian worktop extends into the family area providing a breakfast bar with storage below. Solid double wooden glazed doors lead from the family space into the dining area
- **Dining area** – perfectly positioned with an open arch leading through to the living space. This area provides space for a large family dining table and chairs
- **Living room** - bay window to the front elevation and a central feature chimney breast with inset solid wood burning stove, tiled hearth and wooden mantle

**First Floor:**

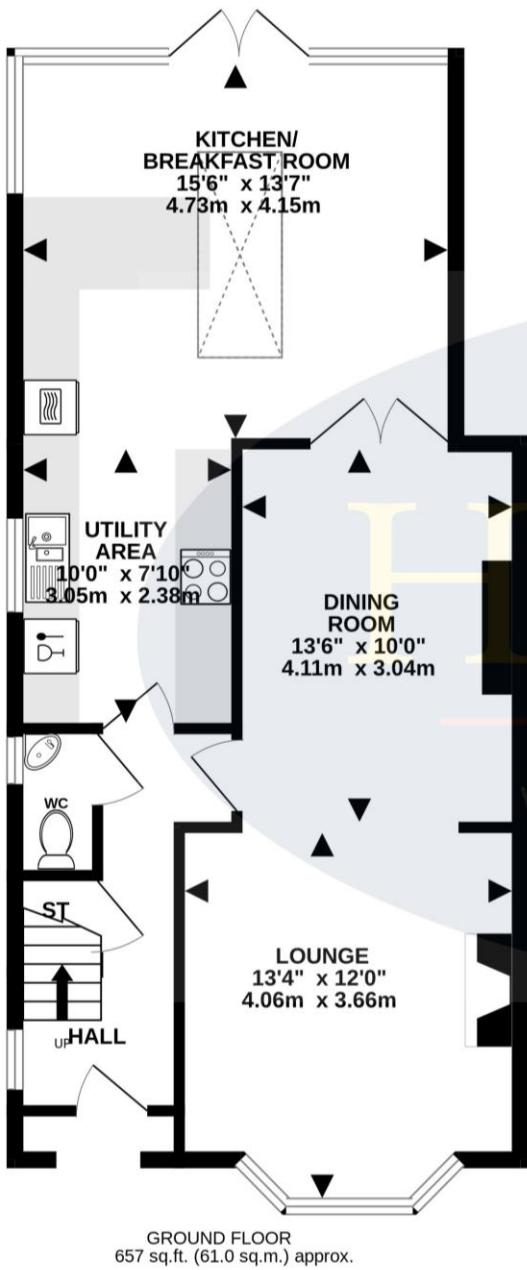
- **Landing** - window to the side aspect and a hatch to the loft
- **Bedroom one** – bay window to the front, comprehensive range of fitted wardrobes with partly mirror fronted sliding doors
- **Bedroom two** – window to the rear aspect, with built in wardrobes and wood effect flooring
- **Bedroom three** – window to the rear aspect
- **Family bathroom** – tiled walls and flooring, white matching suite comprising P-shaped bath with glazed shower screen, wall-mounted shower attachment, window to the front aspect, wash hand basin, WC, chrome heated towel rail and door to a cupboard housing the Worcester gas-combination boiler



**COUNCIL TAX BAND: C**

**EPC RATING: C**

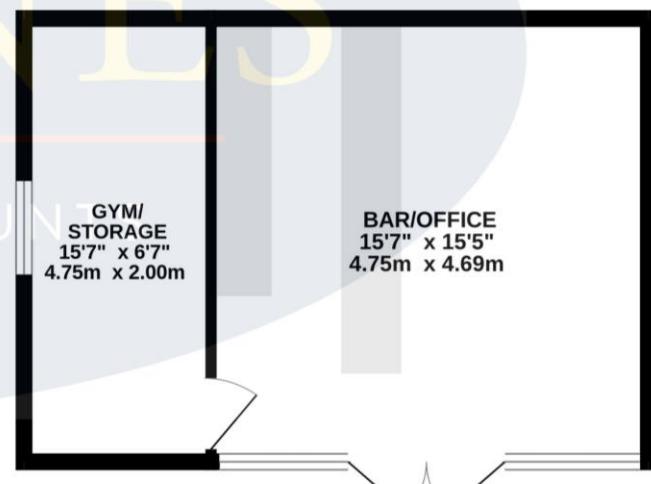
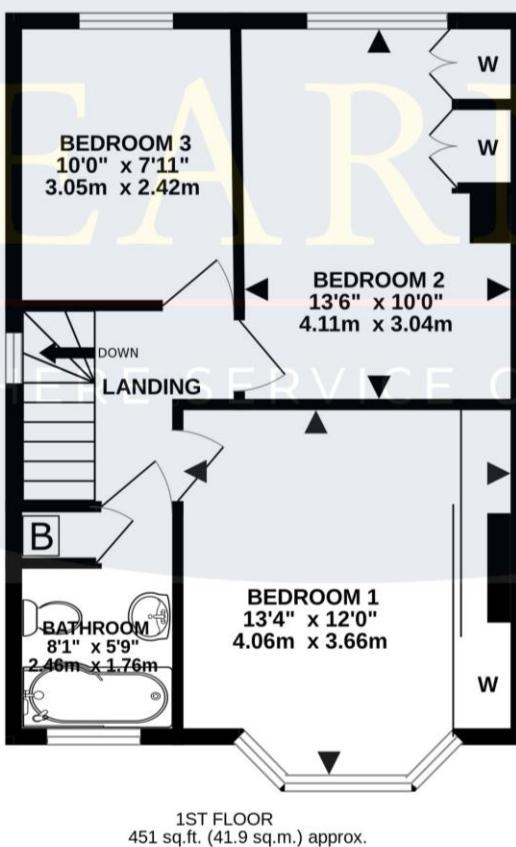




**TOTAL FLOOR AREA : 1451 sq.ft. (134.8 sq.m.) approx.**

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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NOT LOCZTED IN EXACT POSITION  
342 sq.ft. (31.8 sq.m.) approx.

**AGENTS NOTES:** The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





## Outside

**Rear garden** measuring approximately 81ft x 30ft. The garden is a particular feature of the property due to the open westerly aspect, with sections of paved patio, partially raised wooden decking with inset lights, level lawn with low maintenance borders and further raised sun deck next to the garden room. All enclosed by timber fencing with concrete posts.

**Front paved driveway** - provides parking for several vehicles with further gated access to a secure section leading to the rear garden, enclosed by timber fencing ad a mature hedge.

**Garden room** - approximately 22ft x 15ft with integral power and lighting in two sections, ideal for multiple uses including a gym, games room and separate office



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