



**HEARNES**  
WHERE SERVICE COUNTS

**Pengelly Avenue  
Bournemouth, Dorset, BH10 6DR**

# FREEHOLD PRICE Offers Over £425,000

***“A deceptively spacious chalet bungalow with a 45ft garden, solar panels, battery store & no chain”***

This well presented and generous sized four double bedroom, one bathroom, one shower room detached chalet bungalow has a 45ft enclosed rear garden with detached single garage, outbuildings and front driveway, as well as solar panels which are owned and a 6Kw battery store. The property also now comes to the market offered with no onward chain.

Pengelley Avenue falls within a popular and peaceful location within Northbourne and is also in the Hillview School catchment.

- **A four double bedroom detached chalet bungalow with a 45ft garden, solar panels and battery store. No chain**

#### Ground floor:

- **Spacious entrance hall/dining room** with understairs cupboard
- **Good size lounge** with a flue for a wood burner, double glazed French doors leading out into the rear garden
- **Modern kitchen** incorporating ample worktops with a good range of high gloss base and wall units, integrated oven, hob and extractor, recess and plumbing for washing machine, recess for fridge and freezer, wall mounted gas fired boiler, attractive tiled splashbacks, double glazed window overlooking the rear garden and double glazed door leading out onto a side driveway and car port
- **Double bedroom** with bay windows to the front aspect
- **Double bedroom** with excellent range of fitted furniture to include wardrobes and drawer storage with a bay window to the front aspect
- **Shower room** incorporating a good sized corner shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wall mounted wash hand basin, fully tiled walls and flooring

#### First floor:

- **Bedroom one** is a generous size double bedroom benefitting from fitted wardrobes and access into the eaves for useful storage
- **Spacious en-suite bathroom** finished in a white suite incorporating a shower/bath with mixer taps & shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls
- **Double bedroom** with access into the eaves for useful storage, fitted wardrobes and cupboard storage

#### Outside:

- **The rear garden** measures approximately 45ft in length and is fully enclosed
- Adjoining the rear of the property is **raised, decked seating area** with steps leading down onto a good sized area of lawn
- Within the garden there is a **useful timber storage shed and summerhouse**, also within the garden there is a detached single garage
- **Single garage** with light and power
- **Front driveway** provides off road parking. A side driveway continues down to double wooden gates, which, in turn, leads down to a car port and single garage
- **Further benefits include:** double glazing, replacement UPVC fascias & soffits, a gas fired heating system and solar panels which are owned outright and which substantially reduce the utility costs along with the 6Kw battery store

There is a good selection of amenities in Kinson approximately 1miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 3 miles away.

**COUNCIL TAX BAND: D**

**EPC RATING: B**

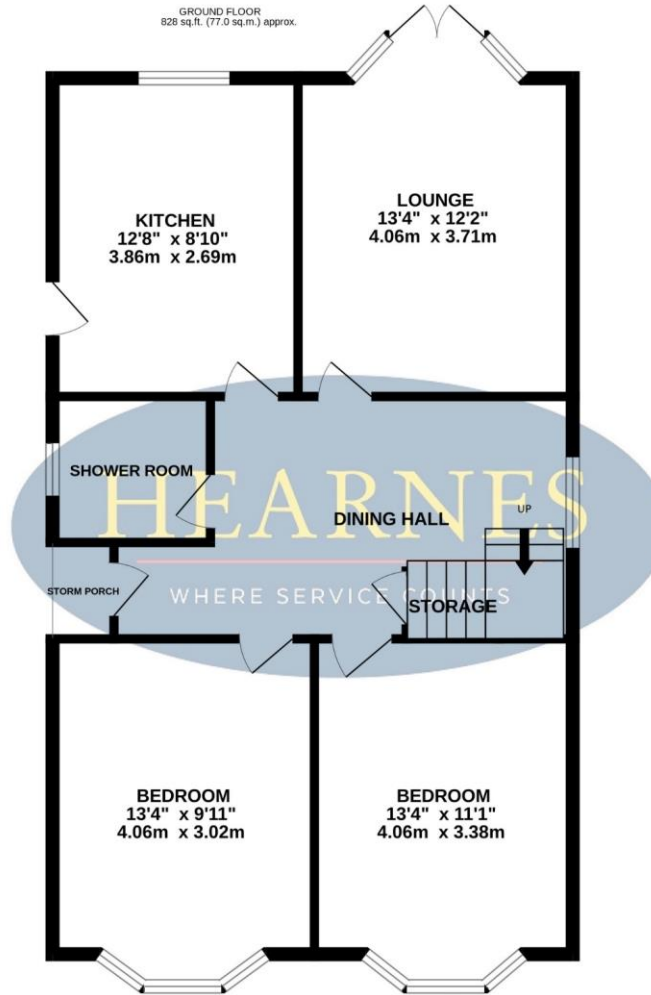
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



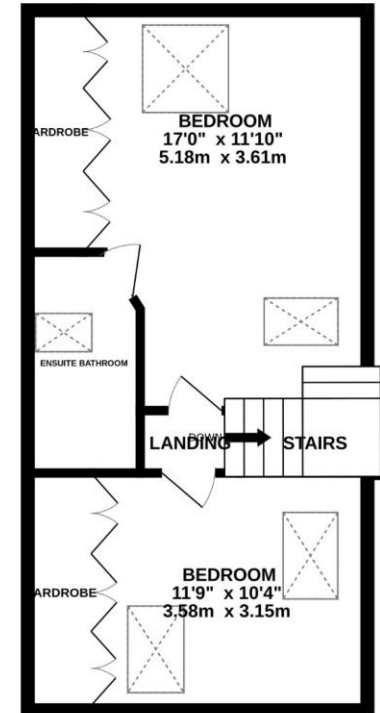
NOT LOCATED IN THE EXACT POSITION  
153 sq.ft. (14.2 sq.m.) approx.



GROUND FLOOR  
828 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1404 sq.ft. (130.4 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

