



**Northbourne Mews,
Bournemouth, BH10 7AD**

FREEHOLD

PRICE £350,000

“A deceptively spacious modern detached three bedroom chalet style home with garden and parking”

This unique detached chalet style home is situated in a private gated development with only 7 other properties providing a secure secluded environment.

The property sits at the head of the close and comprises: three versatile bedrooms, one on the ground and two on the first floor served by a modern bathroom, spacious shower room, spacious fitted kitchen/breakfast room and separate lounge with double glazed French doors giving access to and overlooking the low maintenance rear garden. Other benefits include gas central heating, double glazing, high quality floor coverings and two allocated block paved parking bays. The property is situated in an extremely convenient location on the borders of Kinson and Parley with access to local shops, regular bus routes, Bournemouth International Airport and walks along the River Stour Valley Nature Reserve.

- Covered **entrance porch** with step up to UPVC double glazed door with leaded picture window
- **Entrance hall** with ceramic tiled flooring continuing into the kitchen, storage cupboard, stairs to the first floor
- **Kitchen/breakfast room** with range of white gloss base and wall mounted units with adjoining wood effect gloss worktops, sink unit with chrome contemporary mixer taps and double glazed window above to the rear aspect, integrated oven, inset 4 ring gas hob with extractor above, integrated and concealed tall standing fridge freezer, space and plumbing for washing machine and dishwasher, cupboard housing Vaillant gas combination boiler, glazed display cabinets
- **Lounge** with double glazed French doors and windows to either side giving access to and overlooking the southerly aspect rear garden, wood laminate flooring
- **Ground floor bedroom/reception room** with a double glazed window to the front aspect, wood laminate flooring
- **Shower room/ground floor cloakroom** with matching modern white suite comprising shower cubicle with bi-fold glazed door, wall mounted shower unit and overhead rainfall shower head, WC and vanity unit with Monobloc wash hand basin, tiled walls and ceramic tiled flooring, heated chrome towel rail
- **First floor landing** with velux window
- **Bedroom one** with double glazed dormer style window to the front aspect, built in double door wardrobe and further door into the eaves
- **Bedroom three** with velux window to the rear aspect, door to eaves storage
- **Family bathroom** with modern white suite comprising: panelled bath with chrome mixer tap, tiled splashbacks, WC, wash hand basin, heated chrome towel rail, velux window to the front aspect
- Gated side access leads to the private **rear garden** which has a large paved patio and section of artificial lawn enclosed by timber fencing with wooden corner shed, outside tap and lighting
- Two allocated **parking spaces**
- **Agents Notes:** We are advised there is a maintenance charge of £500 per annum for the communal drive



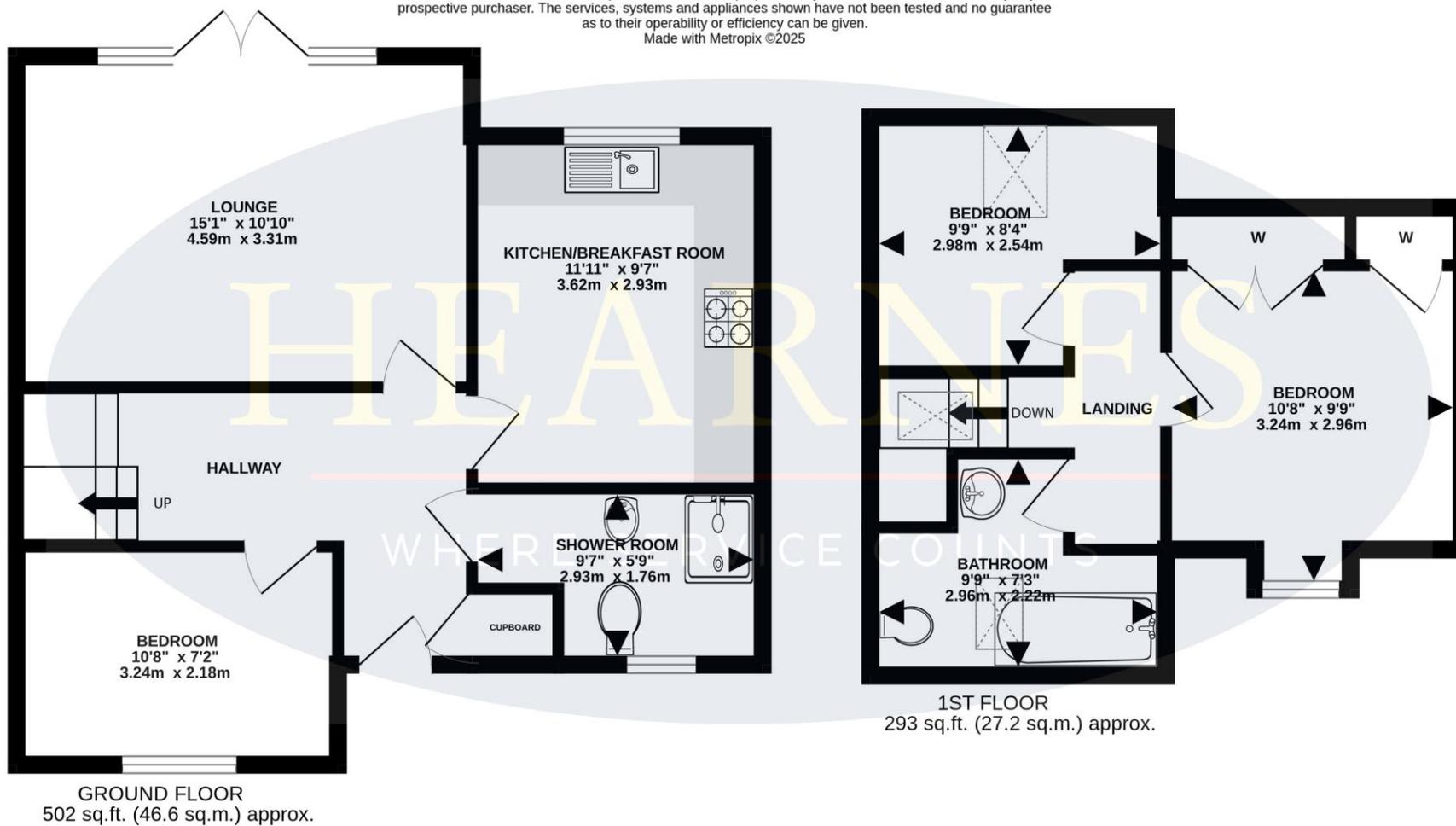
COUNCIL TAX BAND: D

EPC RATING: C

AGENTS NOTES: 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. 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.

TOTAL FLOOR AREA : 795 sq.ft. (73.8 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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