



Ashridge Avenue, Northbourne
Bournemouth, Dorset, BH10 6BX

FREEHOLD GUIDE PRICE

£475,000

“A substantially enlarged and beautifully finished family home with a 50ft secluded west facing garden”

An extended and beautifully finished three bedroom detached family home with a 50ft secluded west facing rear garden and driveway providing generous off road parking.

The ground floor accommodation has been substantially enlarged creating a stunning open plan, kitchen/breakfast/family/dining room which opens out into a secluded west facing rear garden. The property also falls within the Hillview School catchment.

- **A three bedroom detached family home with a private, west facing rear garden**

Ground floor:

- **Entrance hall** with a useful understairs cupboard
- **Spacious cloakroom/utility room** incorporating a WC, sink unit, worktops, base units, recess and plumbing for washing machine and useful additional storage cupboards
- **Lounge** with feature fireplace with living flame coal effect electric fire and limestone surround with a bay window to the front aspect
- **Stunning 25ft x 19ft open plan kitchen/breakfast/dining/day room**
- **The kitchen/breakfast area** has been beautifully finished with extensive work block worktops which continues round to form a breakfast bar, attractive tiled splashbacks, good range of base and wall units, integrated microwave, dishwasher, recess for range cooker with extractor canopy above, wine fridge and space for American style fridge/freezer
- **19ft Dining/family area** with a 12ft atrium style vaulted ceiling skylight flooding this fantastic family entertaining space with lots of natural light. A woodburning stove creates an attractive focal point of the room and bi-fold doors open to offer uninterrupted views over the private, west facing rear garden

First floor:

- **Bedroom one** is a generous sized double bedroom with a cupboard housing a wall mounted gas fired boiler and a radiator, double glazed window overlooking the rear gardens
- **Bedroom two** is a double bedroom overlooking the front garden
- **Bedroom three** is a single bedroom with a double glazed window to the front aspect
- **Family bathroom** finished in a stylish white suite incorporating a panelled bath with shower over and separate shower attachment, wash hand basin with vanity storage beneath, WC, fully tiled walls and flooring
- **The rear garden** measures approximately 50ft in length, faces a westerly aspect and offers an excellent degree of seclusion. Adjoining the rear of the property there is a large, Indian sandstone paved patio and a timber decked seating area. Located alongside of the property there is a **wood store and two useful timber storage sheds** with a side gate opening onto the **front driveway**. The remainder of the garden is predominantly laid to lawn. At the far end of the garden there is a **summerhouse** and a further area of garden which could be used as required
- **A front driveway** provides generous off road parking]
- **Further benefits include;** double glazing and a gas fired heating system

There is a good selection of amenities in Kinson approximately 950 metres 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

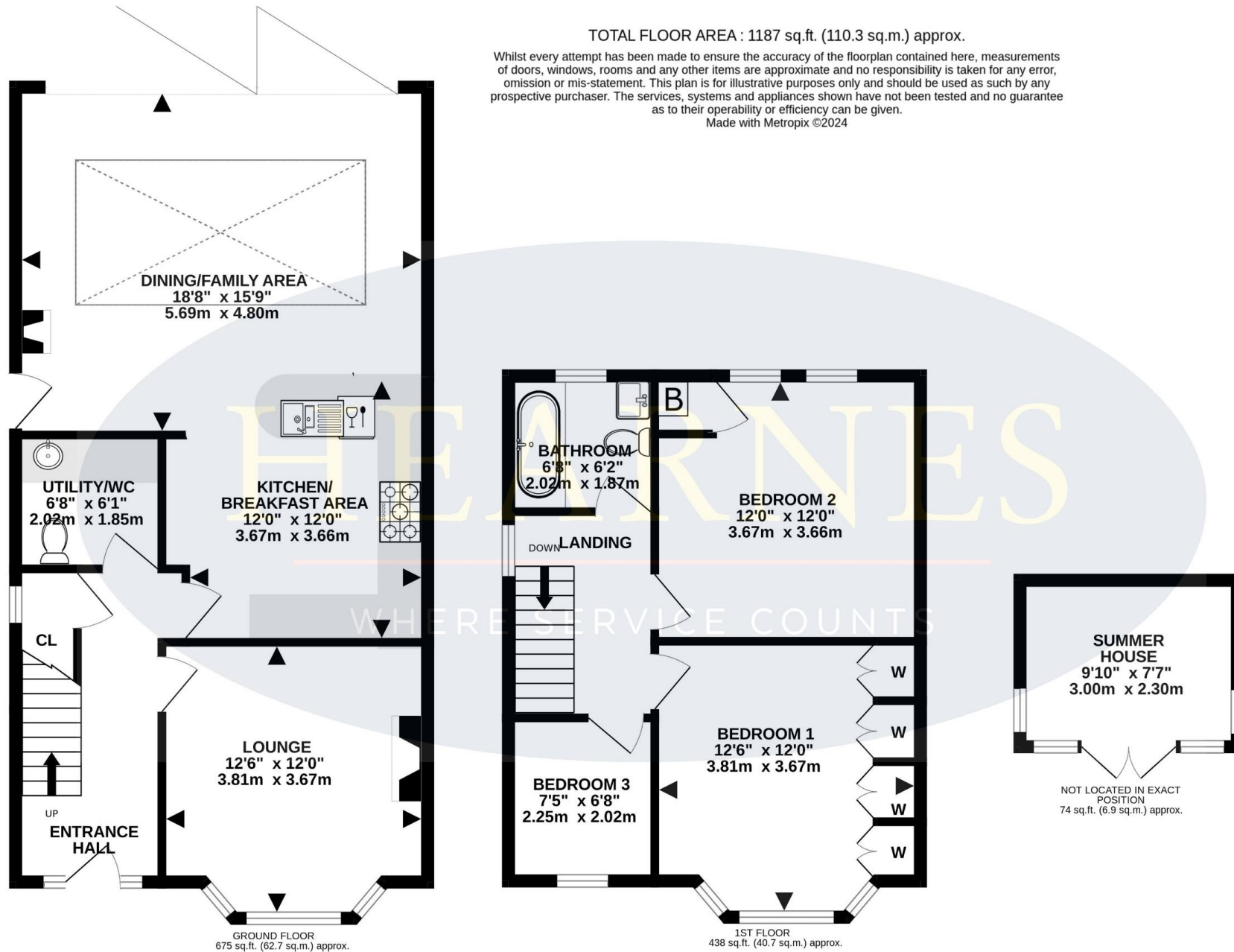
EPC RATING: D

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



TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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

