



**Northbourne Avenue, Northbourne
Dorset BH10 6DQ**

Northbourne Avenue, Northbourne, Dorset BH10 6DQ

FREEHOLD PRICE £350,000

An immaculately presented and extended three bedroom, two bathroom, two reception room detached family home with a loft room/hobby room, a west facing enclosed garden and ample off-road parking. Enjoying a convenient and popular residential location within the Hill View School catchment area.

The ground floor accommodation has been enlarged to create a stunning 19ft kitchen/breakfast room. The kitchen area has an integrated oven, hob and extractor, space for an American style fridge/freezer, a double glazed door leading out to onto a side driveway and double glazed window overlooking the rear garden. The breakfast area has fitted storage with a roll top work surface forming a breakfast bar. There is a double glazed sliding patio door leading out to the rear garden with double internal doors leading through into the dining room. A tiled floor continues throughout this wonderful family space and extends through into the entrance hall and ground floor shower room/cloakroom. There is a walk in shower area and low level WC. The lounge has a double glazed bay window overlooking the front garden with a contemporary living flame gas fire with wooden surround and an opening through into a dining room which in turn leads through to the kitchen/breakfast room.

Bedroom one is a good size double bedroom with a double glazed bay window enjoying an outlook over the surrounding area. Bedroom two is as double bedroom and has a double glazed window overlooking the rear garden. Bedroom three is a good size single bedroom and has a double glazed window to the front aspect. There is a spacious family bathroom which has been refitted with a contemporary white suite incorporating a shower/bath with shower over and glass shower screen, with fully tiled walls and flooring. The loft space has been converted to create a loft room/hobby room measuring 19ft x 12ft 4in. The loft room/ hobby room has access into the eaves for storage as well as a double glazed Velux roof window flooding this beautiful room with lots of natural light and offering amazing views over the surrounding area.

The rear garden measures approximately 35ft x 30ft, faces a westerly aspect and is fully enclosed. The rear garden is mainly laid to lawn and is surrounded by well-stocked shrub borders and flower beds. Within the garden there is a mature apple tree and a pond with Koi carp. Within the garden there is a detached outbuilding which was formerly the garage and is now a garden store/workshop, measuring 15ft3in x 8ft 4in, has light and power and a workbench.

Adjacent to the side of the property there is a store room/office which measures 11ft 9in x 4ft 9in and has two double glazed window and a radiator.

A front block paved driveway provides off-road parking for three to four vehicles and has well-stocked front flower beds. Further benefits include double glazing, a gas fired central heating system and a security alarm.

The local shops are located just a few hundred yards away on Wimborne Road with more extensive facilities available at the superb shopping centre of Castle Point which is located approximately 3 miles away. Bournemouth town centre is around 4 miles away and has an excellent array of shops, leisure facilities and sandy bathing beaches that the area is most famous for.

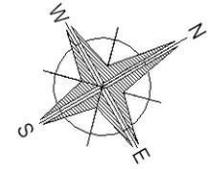
COUNCIL TAX BAND: D

EPC RATING: E

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.



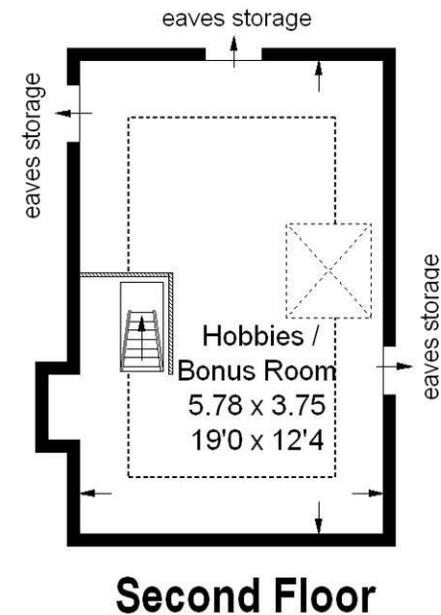
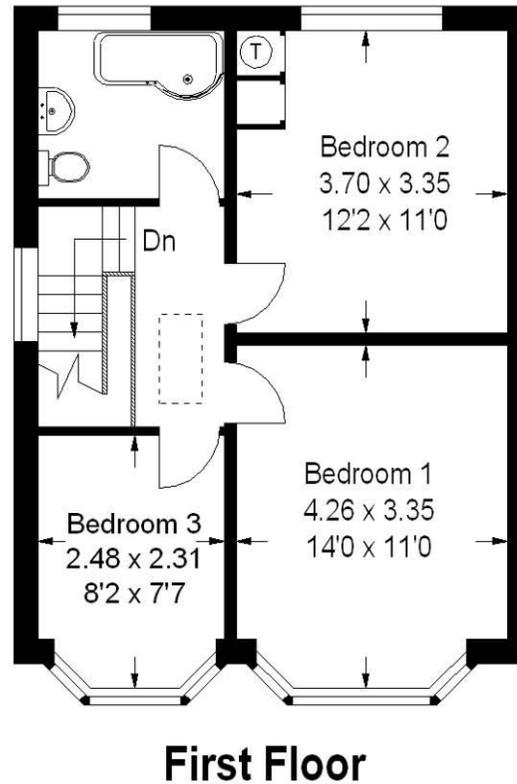
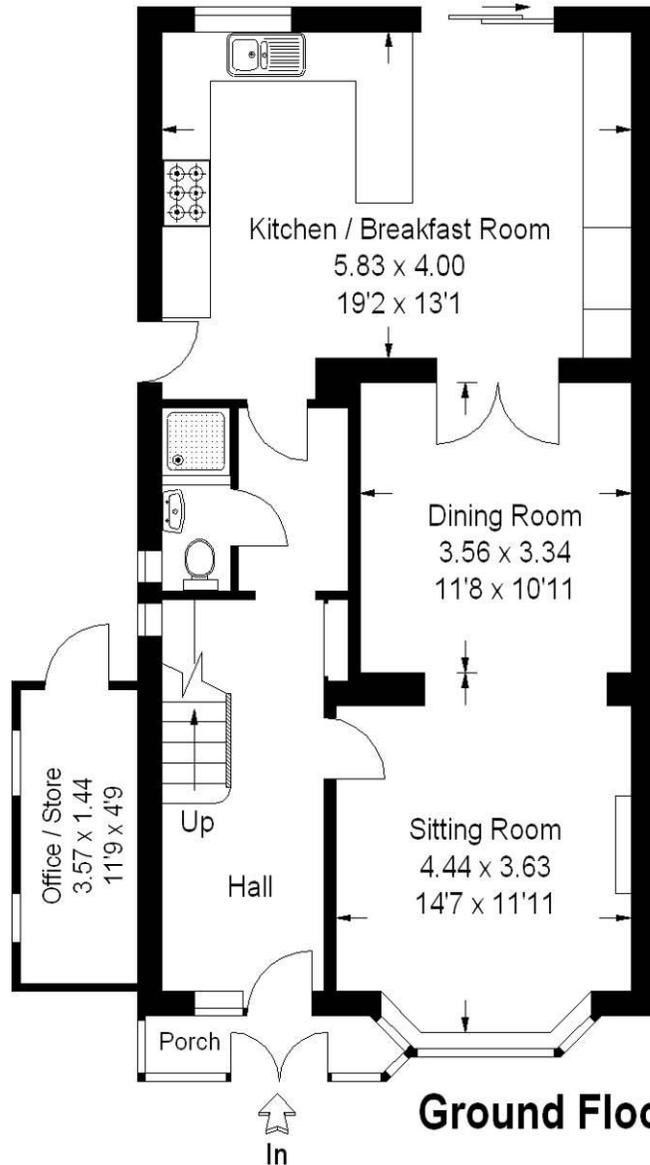
94 Northbourne Avenue, Northbourne, Bournemouth



Approximate Gross Internal Area :- 145 sq m / 1565 sq ft

 = Reduced headroom below 1.5 m / 5'0

Garden Store / Workshop (former Garage) not shown :- 4.65 x 2.55 / 15'3 x 8'4
 Approximate Internal Area :- 11.85 sq m / 128 sq ft



FLOOR PLANS SOUTHERN © 2015 07710 270108

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.

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