



**HEARNES**  
WHERE SERVICE COUNTS

**Dolphin Avenue, Northbourne  
Bournemouth, Dorset BH10 6DU**

# FREEHOLD PRICE

## £389,950

***“A modernised bungalow with a 60ft private south facing garden and driveway”***

This well presented and modernised three double bedroom bungalow has a 60ft private, southerly facing rear garden and a driveway whilst situated in a popular location within Northbourne and within the Hillview catchment.

The property has excellent potential to be enlarged and enhanced subject to the necessary planning consents. An early viewing is strongly recommended by the sole selling agents.

- **Three double bedroom detached bungalow with a 60ft private, southerly facing rear garden**
- **Entrance porch**
- **Spacious entrance hall**
- Generous size **lounge** with living flame coal effect gas fire and attractive wooden surround. French doors leading out into the rear garden
- Refitted modern **kitchen** incorporating roll top worksurfaces with a good range of base and wall units, integrated Neff oven and grill, Neff five ring gas hob and extractor canopy above, recess plus plumbing for washing machine, space for fridge/freezer, cupboard housing a wall mounted gas fired boiler, tiled floor. The kitchen enjoys a dual aspect and has a door leading out to the side driveway
- **Bedroom one** is a generous size double bedroom with a bay window to the front aspect
- **Bedroom two** is also a good size double bedroom with a double glazed bay window to the front aspect
- **Bedroom three** is also a double bedroom with window to the side aspect and airing cupboard. This bedroom is currently used as a dining room
- The **bathroom** has been refitted in a stylish white suite and incorporates a panelled bath with shower over, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- The **rear garden** is a superb feature of the property as it measures approximately 60ft in length, 30ft in width, faces a southerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a **block paved patio** area and a useful **timber storage shed**. Steps lead up to the main area of formal garden and there is a good sized area of artificial lawn, circular paved patio and pond. At the far end of the garden there is a further area of artificial lawn and a further **timber storage shed**. The garden itself is fully enclosed
- Within the garden and adjoining the rear of the property there is a useful **garden store** with light and power
- The **front block paved driveway** provides off road parking. The front garden has been landscaped for ease of maintenance. A side gate gives access round to the rear garden
- **Further benefits** include double glazing, replacement UPVC fascias and soffits and a gas fired central heating system with replacement boiler

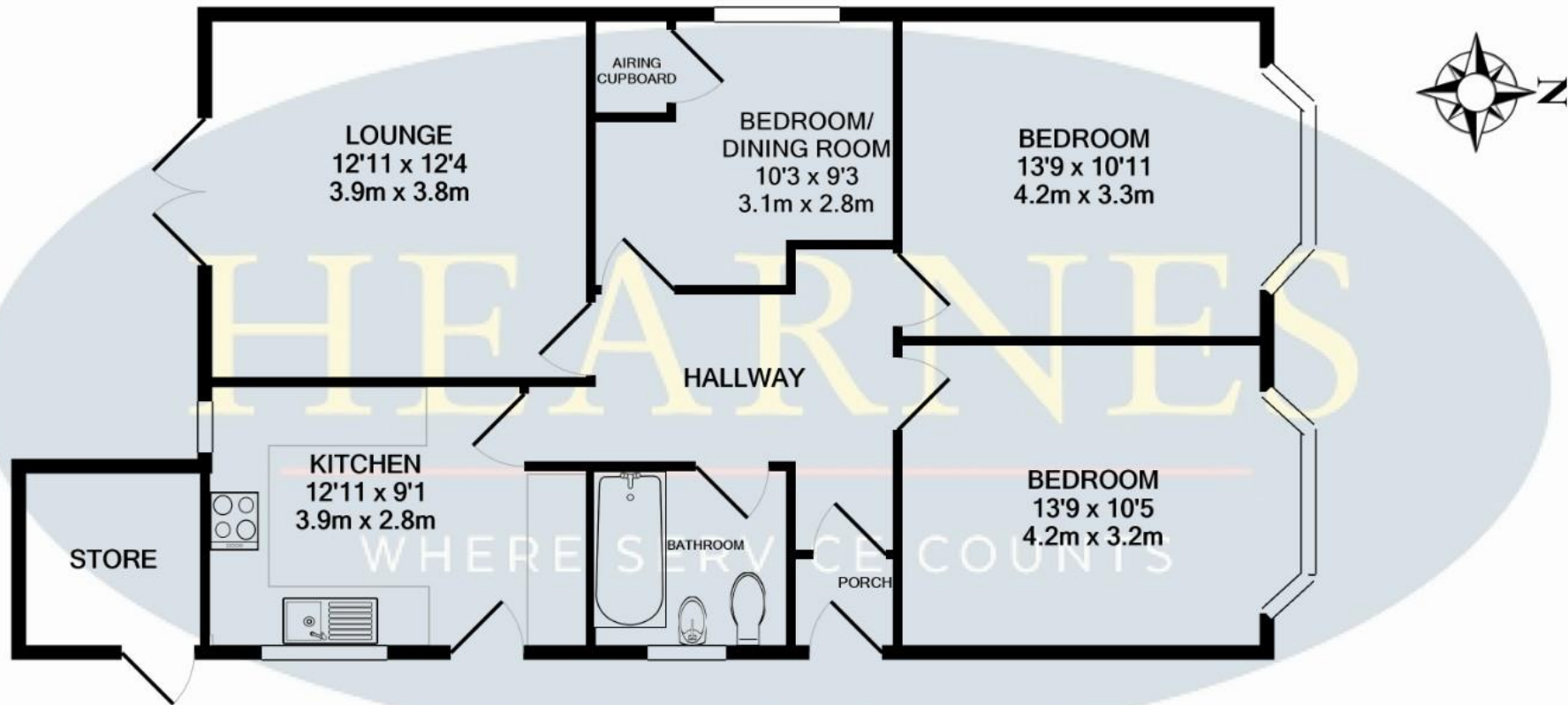
There is a good selection of day-to-day amenities in Kinson approximately 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 3 miles away. Bournemouth offers an array of shops, restaurants and leisure facilities along with miles of sandy bathing beaches. Bournemouth town centre is located approximate 4 miles away.

**COUNCIL TAX BAND: D**

**EPC RATING: D**

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.





TOTAL APPROX. FLOOR AREA 815 SQ.FT. (75.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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