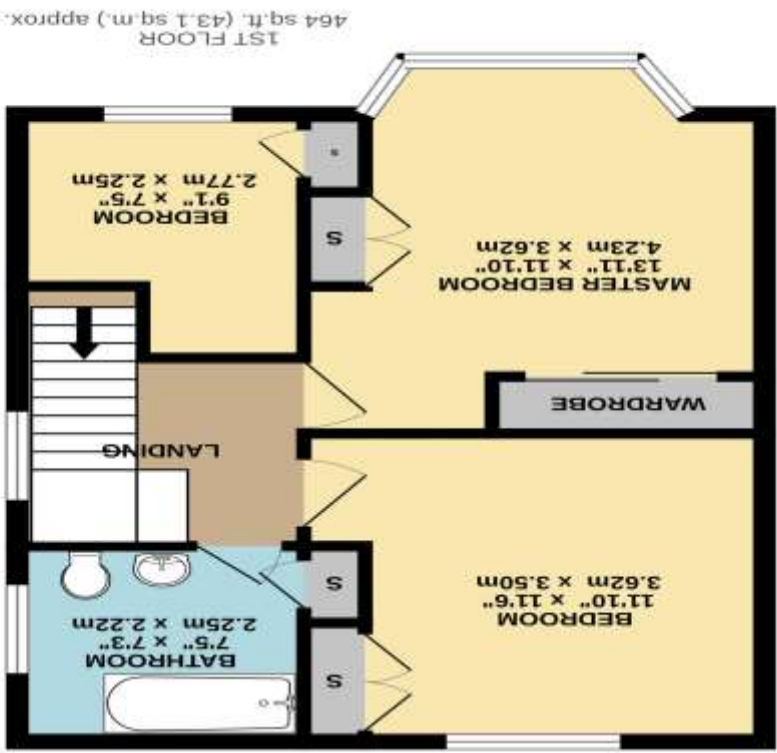




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Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 operation or efficiency can be given.

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Auctioneers

Normanhurst Avenue, Bournemouth, BH8 9NP

Guide price £475,000 – Freehold

**Spacious Three Bedroom Detached House | Entrance Hallway | Ds Wc | Lounge | Dining Room | Kitchen Breakfast Room
Conservatory | Landing | Three Bedrooms | Bathroom | Off Street Parking | Rear Garden | Garden Room/Office**

A superbly presented three-bedroom detached house situated on a quiet road in the heart of Queens Park. This property is within close proximity to excellent primary and secondary schools, Queens Park Golf Course, and the picturesque Strouden Park. It also offers easy access to CastlePoint Shopping Centre, Bournemouth Hospital, JP Morgan, and Charminster High Street, which provides an array of restaurants, bars, and various amenities, making this an ideal family home. The house features double glazing, gas central heating, two separate reception rooms, a kitchen breakfast room, a downstairs WC, a conservatory, three bedrooms, a modern bathroom, parking for two cars, and a landscaped rear garden complete with a timber cabin/office. Viewing is highly recommended.

Enter into the spacious hallway with stairs leading to the first floor and a convenient ground floor WC. To the front is a cosy lounge with a bay window and a feature wood-burning stove. At the rear, you will find a separate dining room that leads into the conservatory with doors opening to the garden. The kitchen breakfast room is generously sized, featuring an extensive range of wall and base units with contrasting work surfaces, as well as space for a table and chairs. There is a window and a door that provide access to the garden.

Upstairs, the landing leads to three bedrooms. The master bedroom at the front has a bay window and fitted wardrobes. Bedroom two, located at the rear, also has fitted wardrobes, while bedroom three is a good-sized single with a built-in cupboard. The bathroom has been remodelled and includes a bath with a shower, a WC, and a basin, all adorned with brick-style white tiling. Access to the loft space is available from the landing.

Exterior: The property features a frontage that accommodates parking for two cars and offers gated side access, along with a garage/store to the side with double gates. The landscaped rear garden includes a patio and decking area, along with an artificial lawn. A timber cabin is currently utilised as an office.

Tenure: Freehold

Council Tax Banding: D

EPC Rating: 36 | F

