

for sale

offers in excess of **£425,000** Freehold



## Coombe Avenue Bournemouth BH10 5AA

A FOUR BEDROOM DETACHED HOUSE located in the popular area of REDHILL. The property benefits from an OPEN PLAN KITCHEN/DINER, lounge, utility room, family bathroom and separate WC. Further benefiting from OFF STREET PARKING and REAR GARDEN. NEW BUILD PROPERTY.

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# Property Details

**Entrance Hall** 13' 3" x 6' 9" ( 4.04m x 2.06m )

## Cloakroom

WC, wash hand basin and a heated towel rail.

**Lounge** 14' 6" max x 12' 4" ( 4.42m max x 3.76m )

Double glazed bay window to the front, spotlights, radiator in the bay and carpet.

**Kitchen / Diner** 16' 10" x 12' 3" ( 5.13m x 3.73m )

Double glazed french doors to the rear, double glazed window to the side, fitted kitchen with wall and base units, marble style work tops, internal wall radiator, induction hob, double oven, fridge/freezer, dishwasher and a ceramic sink and drainer.

**Utility Room** 7' 7" x 6' 10" ( 2.31m x 2.08m )

Double glazed window to the rear, door leading to the rear garden, wall and base units, plumbing for a washing machine, radiator and the combination boiler.

**Landing** 10' 6" x 3' 4" ( 3.20m x 1.02m )

Access to the loft and a large storage cupboard.

**Bedroom One** 12' 3" into bay window x 9' 11" ( 3.73m into bay window x 3.02m )

Double glazed bay window to the front, radiator and carpet.

**Bedroom Two** 10' 8" x 8' 5" ( 3.25m x 2.57m )

Velux window. radiator on the wall, carpeted flooring

**Bedroom Three** 12' 2" x 8' 6" ( 3.71m x 2.59m )

Velux window, radiator and carpet.

**Bedroom Four** 10' x 6' 11" ( 3.05m x 2.11m )

Double glazed window to the front and a radiator.

**Bathroom** 8' 5" x 6' 8" ( 2.57m x 2.03m )

Four piece bathroom suite with marble effect tiling from floor to ceiling, double glazed window to the side and a heated towel rail.

## Parking

Driveway parking

## Rear Garden

Private enclosed landscaped garden to the rear with patio seating area with the remainder laid to lawn with a side access gate to the driveway.





To view this property please contact Connells on

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BOURNEMOUTH BH9 2AT

**Tenure: Freehold**

**EPC Rating: B**

Property Ref: WIN307066 - 0005

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