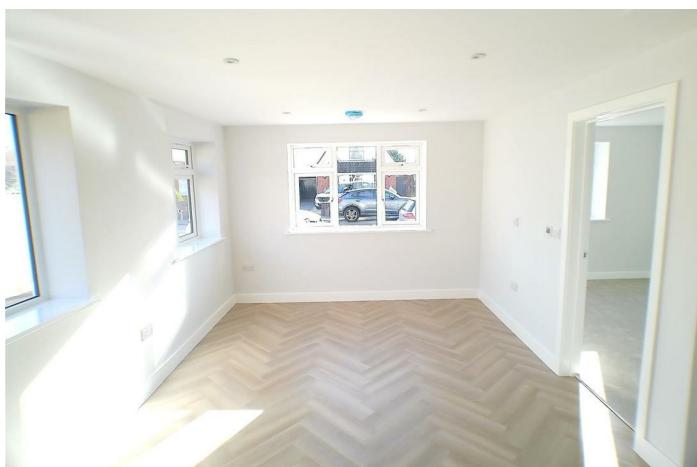


FREEHOLD



Bungalow - Detached (EPC Rating: A)

**2A RUSKIN AVENUE, BOURNEMOUTH, BH9
3LX**
Asking Price

£313,500

1 Bedroom Bungalow - Detached located in Bournemouth

Nested on Ruskin Avenue, this newly built detached bungalow offers a perfect blend of modern living and eco-friendly features. Completed in 2025, this property is designed with sustainability in mind, boasting seven solar panels from three roof aspects that contribute to energy efficiency and an electric vehicle charger for the environmentally conscious homeowner.

The bungalow features a spacious reception room that seamlessly flows into an open-plan living area, creating a warm and inviting atmosphere ideal for both relaxation and entertaining. The well-appointed bedroom provides a tranquil retreat, while the stunning shower room showcases contemporary design and high-quality finishes.

Accessibility is a key highlight of this property, with wheelchair access ensuring comfort for all. The underfloor heating throughout the home adds an extra layer of luxury, providing warmth during the cooler months. Outside, the property benefits from off-road parking, a garden shed for additional storage, and a designated area for bin storage, enhancing convenience for everyday living.

This bungalow is not just a home; it is a lifestyle choice that embraces modernity and sustainability. With its thoughtful design and prime location, it presents an excellent opportunity for those seeking a comfortable and eco-friendly living space in Bournemouth. Whether you are a first-time buyer or looking to downsize, this property is sure to impress.

OPEN PLAN LIVING AREA

20'0" x 12'5" x 15'1" max

On entering the property via a glazed Upvc door you are welcomed into a light and bright open plan living area with smooth plastered walls and ceiling with downlights, smoke and heat alarms, twin Upvc windows to side aspect, Upvc window to front aspect offering an abundance of natural light, Karndean style flooring in herringbone and under floor heating.

The kitchen area is very well appointed with integrated Hoover Fridge/Freezer, Hisense washing machine, option for a 400mm dishwasher with a large selection of wall and floor mounted units in satin grey, gas hob, Bosch electric fan oven, extractor fan, stainless steel sink.

MASTER BEDROOM

12'1" x 9'2"

A well appointed master bedroom with smooth plastered walls and ceiling under floor heating, carpeted flooring, built-in wardrobes with ample storage options and mirrored sliding doors, Upvc window to front aspect.

SHOWER ROOM

7'10" x 5'6"

A truly stunning shower room with gloss marble tiled splashback, double walk in shower with glass shower screen, extractor fan, underfloor heating, Karndean style flooring in a herringbone finish, modern low level Wc, hand basin with vanity storage, Upvc window to the side aspect.

OUTSIDE SPACE

The property is accessed via a newly laid drop kerb and tarmac driveway offering parking for two vehicle. E-V charging point, bin storage, hard standing area to the front

of the property, gate offering access to the private rear garden, lawn and patio seating areas, outside tap and electric sockets. The garden area is boarded with 6ft fencing and has a metal storage shed.



SIMPSONS ESTATE AGENTS | 85 CASTLE LANE WEST, BOURNEMOUTH, BH9 3LH

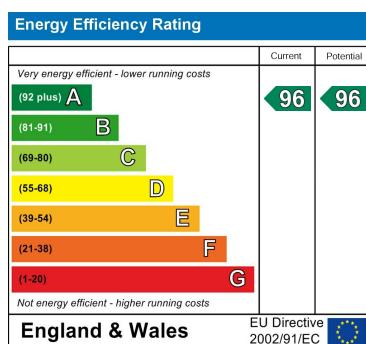
Ground Floor



Council Tax Band

B

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.