



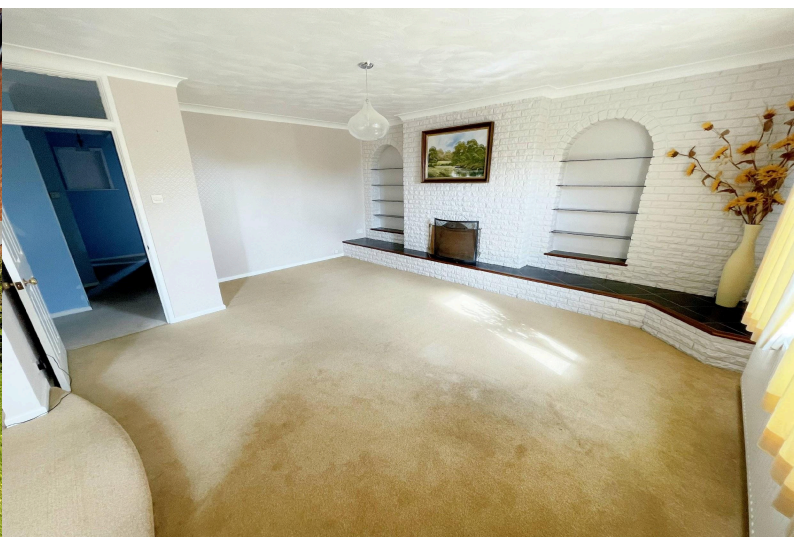
Kinson Road, Bournemouth, Dorset

 3  7  2

Asking Price £579,000



***LARGE PLOT * AMPLE PARKING * DOUBLE GARAGE * ANNEX POTENTIAL * FLEXIBLE ACCOMMODATION OVER 2400 SQ FT * CLOSE TO AMENITIES/SHOPS/SCHOOLS/NATURE RESERVE *** Corbin & Co are delighted to offer for sale this imposing seven double bedroom, two/three reception room, three bathroom chalet style residence, which offers over 2400 sq ft of flexible and versatile accommodation spread over two floors, occupying a large plot with off road parking for a number of vehicles/boats/caravan and a large private and secluded rear garden. Oversized double garage with WC and separate single garage. Located in BH10 close to local amenities, shops, buses, heathland walks over Turbury Common and schools for all ages. From the road a vast tarmac driveway provides off road parking for numerous vehicles, to the right hand side of the property there is gated access to additional off road parking, single garage and oversized double garage with WC. The front door is located on the left hand side of the property and opens into an enclosed porch which has plenty of storage for outdoor jackets/coats/shoes. A door opens to the back garden and a further door opens up into the entrance hallway. This leads to all of the ground floor accommodation with stairs rising up to the first floor. To the front of the property a nice sized lounge is flooded in natural light from the large window which overlooks the front garden. There is a feature fireplace with arched alcoves either side. A step leads up in to the dining room also with large window and feature wall. The family room is over 20' in length and overlooks the rear garden, this is adjacent to the kitchen and could be opened up to create open plan style kitchen/diner/family room. The kitchen is at the heart for this home and offers plenty of storage and worktop space. The utility room provides space for white goods and has access out on to the patio. There are three double bedrooms on the ground floor. One double bedroom looks out to the front, a smaller double looks out to the side aspect, and the third bedrooms have views out over the rear garden. These are serviced by a family bathroom and shower room. As you climb up the stair to the first floor you are greeted by a large galleried landing which is light and airy. An opening leads into a study which has a Velux window looking out to the rear aspect. If required you could close this off to create another bedroom if required. There are four double bedrooms on the first floor. Three of them look out to the front aspect and one to the rear aspect. These are serviced by a spacious family bathroom. Outside the rear garden is a particular feature of the property, mainly laid to lawn, decking with sunken fire pit and a formal patio area abutting the rear of the property. This outdoor space is fantastic for outdoor entertaining of al-fresco dining with a bar with built in BBQ. If you work from home, are keen on DIY or require a workshop/hobbies room this garage provides the perfect space. With the benefit of a WC could be converted to a granny annex if required and subject to local permissions. This fine home offers so much potential and vast amounts of accommodation which has to be viewed to be fully appreciated. To book an appointment to view please call us on 01202 519761.

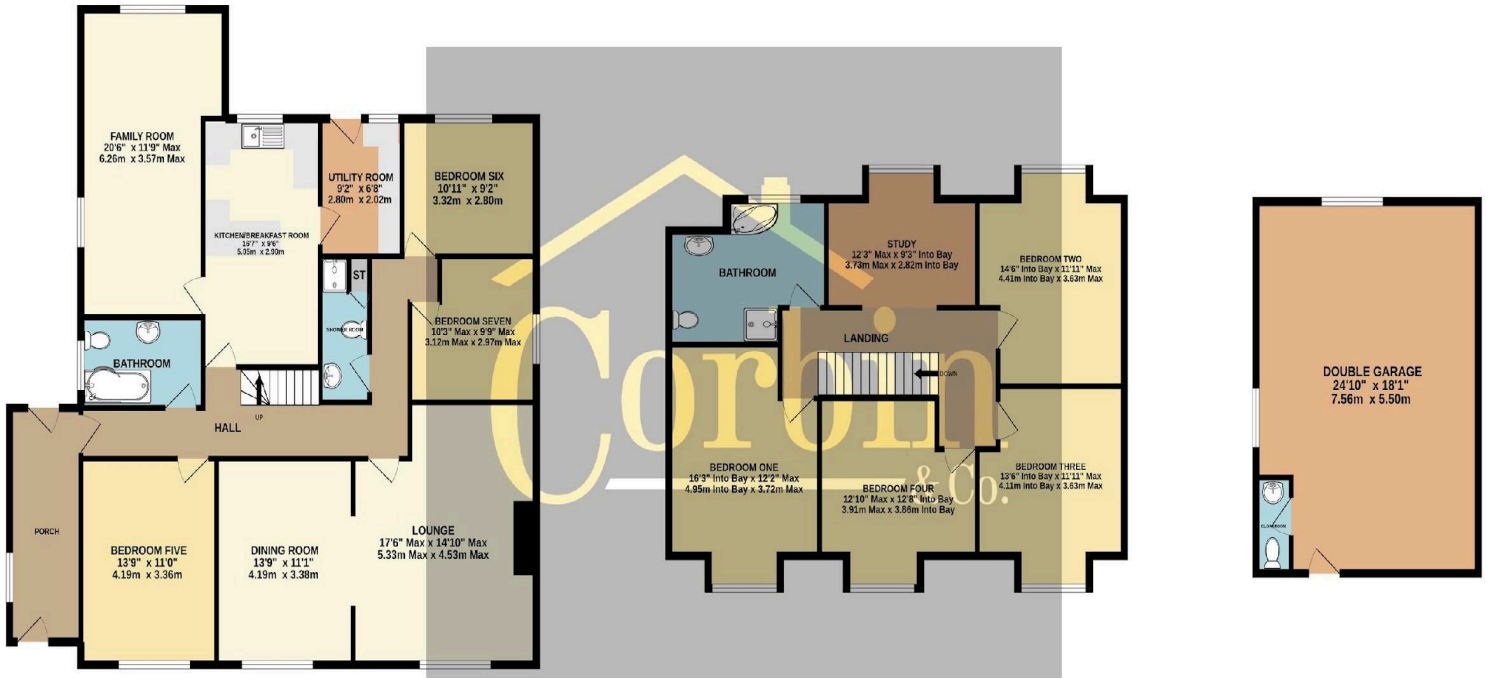




GROUND FLOOR
1533 sq.ft. (140.5 sq.m.) approx.

1ST FLOOR
530 sq.ft. (49.4 sq.m.) approx.

GARAGE
447 sq.ft. (41.6 sq.m.) approx.

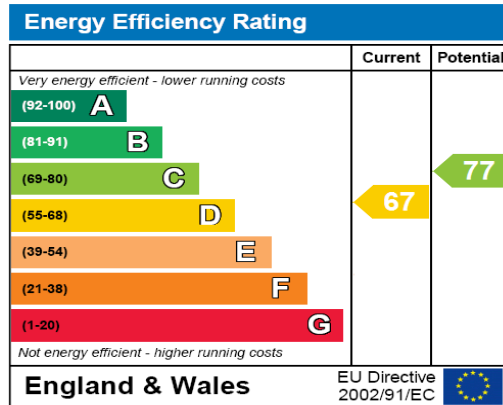


TOTAL FLOOR AREA : 2891 sq.ft. (268.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

🕒 OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

☎️ **01202 519761**

🏠 **Corbin & Co , 1567-1569 Wimborne Road, Bournemouth, Dorset, BH10 7BB**

✉️ **sales@corbinandco.com**

