



Daws Place, Bournemouth, Dorset

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Asking Price £320,000





Corbin & Co are delighted to offer for sale this truly exceptional property, nestled within the peaceful and exclusive development of Daws Place, Wallisdown, Bournemouth. This charming detached bungalow, constructed in 2008, offers an idyllic retreat exclusively available to those aged 55 and above. Boasting leasehold ownership with an impressive remaining term of approximately 983 years, this property presents an unrivaled opportunity to reside in a unique community setting.

As you step into this inviting home, you're greeted by a spacious and thoughtfully-designed 'L shaped' hallway, acting as a central passage to the various principal rooms. This hallway even features a generously-sized storage cupboard, providing convenient space to organize household essentials, outdoor jacket/coats and shoes. The loft is accessible via a hatch and loft ladder, and partly boarded area for extra storage.

Towards the front of the property lie two delightful double bedrooms, both offering comfortable living spaces characterized by an abundance of natural light. Across the hallway, you'll discover a pleasingly proportioned bathroom, notable for its expansive dimensions and encompassing a low-level WC, a wash hand basin, a bath, and an overhead shower.

Effortlessly catering to the need for modern functionality, the separate kitchen effortlessly balances aesthetics and practicality. Displaying an array of wall and base units that offer ample storage, this culinary haven presents plentiful work surface areas and boasts integrated appliances including a fridge/freezer, cooker, four ring gas hob and a washing machine.

Located at the rear of the property is the living/dining room, perfect for rest, relaxation, and enjoyment. A captivating feature of this room is the presence of French doors that connect seamlessly to your private rear garden, ensuring an effortless continuation between indoor and outdoor living.

The delightful rear garden, provides privacy and seclusion, enjoying a sunny southerly aspect, the upper raised tiered is the perfect spot for savoring an early morning coffee, a leisurely evening glass of wine, or delightful barbecues. The remainder of the garden is laid to lawn, accompanied by floral and shrub borders adding a touch of natural beauty. Additionally, the side garden has a wooden storage shed. At the front of the property a pathway directly guides you from the front door, while a secure wooden side gate grants access to the rear garden. Furthermore, a pathway enamors the garden, leading to a dedicated hard-standing area for the storage of bins and miscellaneous items. There is also off road parking for two vehicles.

Daws Place offers far more than just an exquisite property; it grants access to a wealth of nearby attractions and amenities. Situated within a tranquil private development comprised of merely five bungalows, residents of this serene community can relish the picturesque bliss of a nearby nature reserve, providing endless opportunities for enjoyable walks amidst untouched beauty.

Conveniently, regular bus routes to Bournemouth, Poole, and Ferndown can be readily accessed, ensuring effortless travel connections. The sought-after Turbary Retail Park is just a short drive away, accompanied by a selection of renowned supermarkets to cater to your daily shopping needs. In close proximity, you'll also find local shops, amenities, and delightful takeaways within walking distance. And for those yearning for beach side serenity and the allure of Bournemouth and Poole, both are a short car journey away, conveniently offering easy commuter access to the South of England and world-renowned, award-winning beaches.

This well-presented property comprising of two double bedrooms and a modern bathroom, invites you to visualize your own slice of tranquility in the enchanting development of Daws Place. Fulfill your curiosity and discover a truly exceptional living experience – book a viewing today and take the next step toward making this remarkable property your own.

Please note there are no pets allowed. There are service charges of approx £665 pa for the upkeep of outside and common parts.

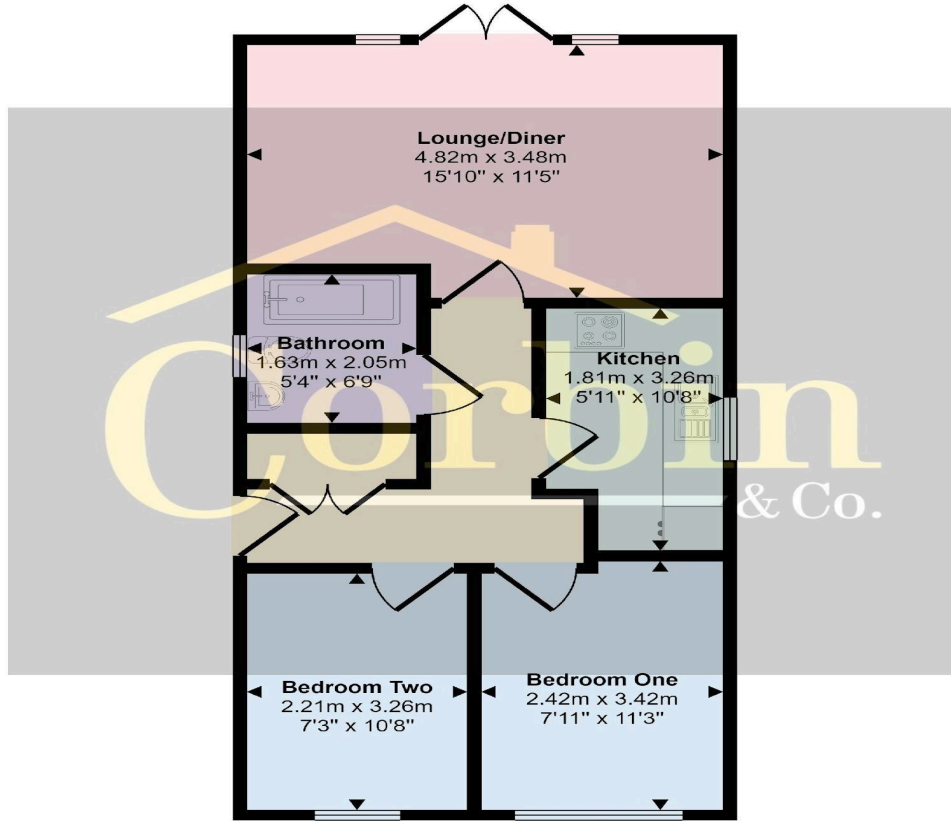








Approx Gross Internal Area  
50 sq m / 543 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         | <b>91</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  | <b>76</b>               |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England, Scotland &amp; Wales</b>        |  | EU Directive 2002/91/EC |           |

## 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

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