



Marchwood Road, Bournemouth, Dorset

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Asking Price £460,000



Corbin & Co are delighted to offer for sale this fantastic detached chalet style family home situated in a quiet and sought after street in BH10. The home has been extended and redesigned to offer a spacious and versatile property. This stylish home is extremely well presented and is finished in a modern style throughout. There are four good sized bedrooms, two modern fitted bathrooms, a well presented kitchen with views out to the rear garden, a large formal lounge/diner to the front aspect, and a detached garage with driveway that provides off road parking for a number of vehicles.

The home is located on a quiet road in the popular area of BH10 and is within walking distance to local shops including co-op, hairdressers, fish & chip shop and schools for all ages. As well as providing easy access to Bournemouth and Poole town centers with bus routes nearby.

As you enter into this lovely home, an impressive hallway greets you and draws you in, creating a welcoming ambiance. To the front of the home is a full width lounge/diner with a large bay window with dual aspect windows, which allows the room to flood with plenty of natural light. The kitchen is located to the rear of the property providing ample wall and base units with space for freestanding appliances, as well as a porch that then leads out to the private and secluded rear garden.





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Also downstairs are two double bedrooms, one of which is currently being used as a good sized office. For convenience, a downstairs modern shower room also services the ground floor rooms..

Heading upstairs from the hallway, a well designed staircase with glass panels lead up to the remaining rooms. Upstairs are two further bedrooms, both with access to eaves storage and are serviced by another modern bathroom.

Outside, the rear garden offers a peaceful and tranquil space for garden lovers with a mix of patio, lawn with flower bed, shrub and timber fence borders. A detached garage which has been split into two offers a great space for people wanting an outdoor office space/home gym/potting room. Both with power, light and their own entrances. At the front a paved driveway provides off road parking as well as a low maintenance front garden laid to shingle and more shrubs and flowers.

To organise your viewing for this stunning home, please call us on 01202 519761.



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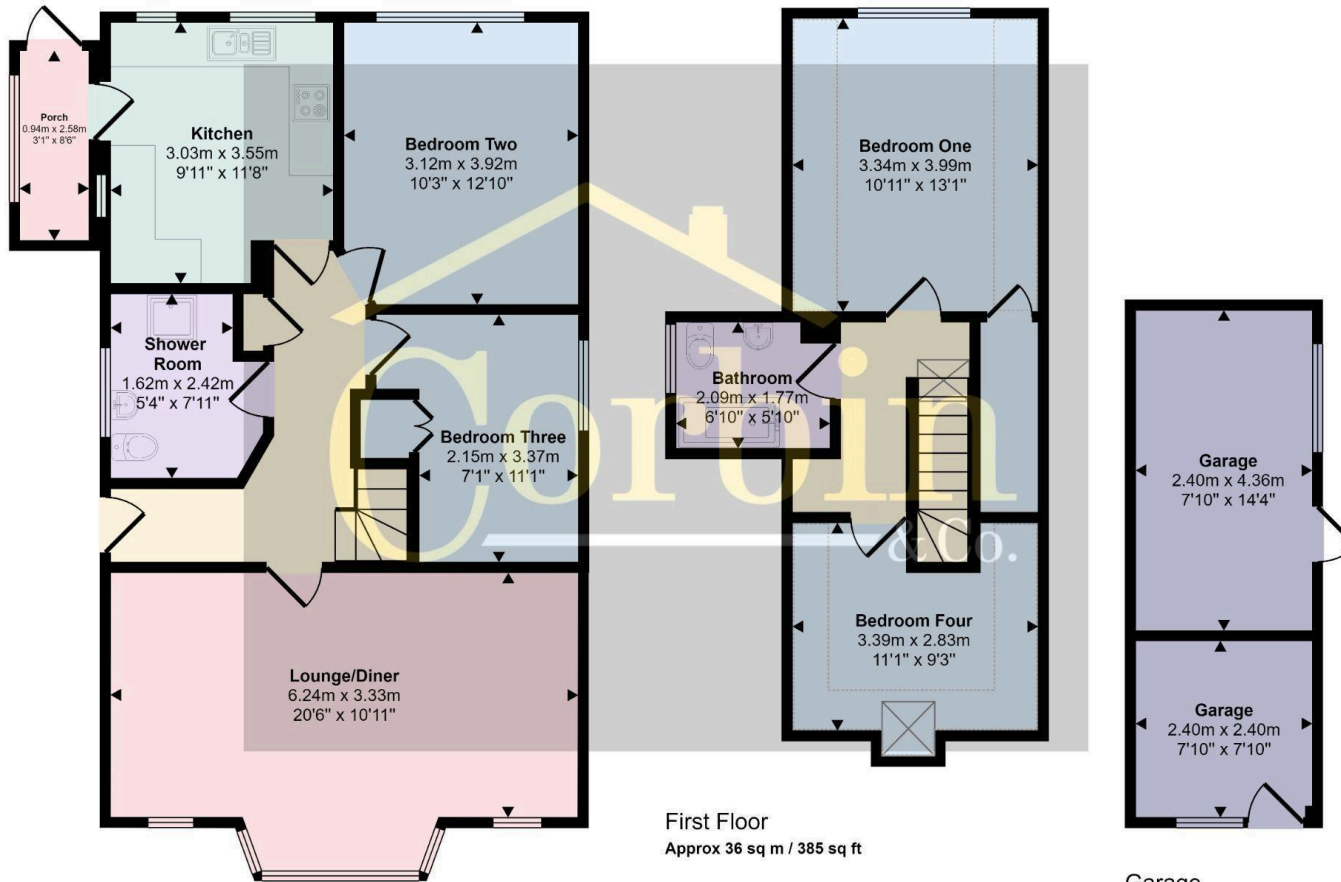




Energy Performance Certificate

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.

Approx Gross Internal Area
125 sq m / 1347 sq ft



Ground Floor
Approx 73 sq m / 784 sq ft

Denotes head height below 1.5m

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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.

