



**King George Avenue, Bournemouth, Dorset**

**Offers in excess of £425,000**



Corbin & Co are delighted to offer for sale this substantial family home nestled in a sought-after neighborhood with two reception rooms, kitchen, separate dining room, conservatory and three double bedrooms which are serviced by a modern bathroom. Making it the perfect home for a growing family or those seeking ample space for entertaining. Situated on a popular residential street in BH9 close to Malvern Park and Moordown bowling Club, within easy reach of Winton & Moordown High Street with their wide selection of local shops, eateries, and local amenities, along with great bus connections to Bournemouth University. There are also an excellent selection of nearby primary and secondary schools.

From the road the property stands behind a brick built wall providing access to the paved driveway and off road parking. As you enter the property, you are greeted by a spacious and inviting hallway that sets the tone for the rest of the home and draws you into the property. Stairs rise up to the first floor and doors lead to all of the ground floor accommodation.

The ground floor comprises multiple living areas designed to cater to various needs and occasions. The kitchen enjoys a dual aspect overlooking rear garden with a door leading out to the side. There is a range of storage cupboards, plenty of work top space and space for a range of kitchen appliances. Adjacent to the kitchen, the dining room is perfect for hosting family dining and dinner parties. This room seamlessly flows with French Doors leading into the conservatory, which provides a delightful view of the beautifully landscaped rear garden. The conservatory is a versatile space, ideal for use as an additional sitting area or a sunlit space to enjoy. There is huge potential if needed to create an open plan style kitchen/diner. The formal lounge, Overlooking the frontage from its large bay windows that flood the room with natural light, creating a bright and airy atmosphere which offers a elegant space for relaxation with a focal point fireplace. The property benefits from a ground floor WC.

As you ascend to the first floor, what is noticeable is how spacious the landing. There are doors, which lead to all of the first floor accommodation. The main bedroom enjoys a sunny outlook to the front from a feature bay window. The room offers copious amounts of space for a range of bedroom furniture. The second bedroom and third bedroom are both nice sized double room, which enjoys an outlook over the rear garden. These are serviced by a modern bathroom and features a bath with an overhead shower, a washbasin and WC, all complemented by tasteful tiling and lighting.

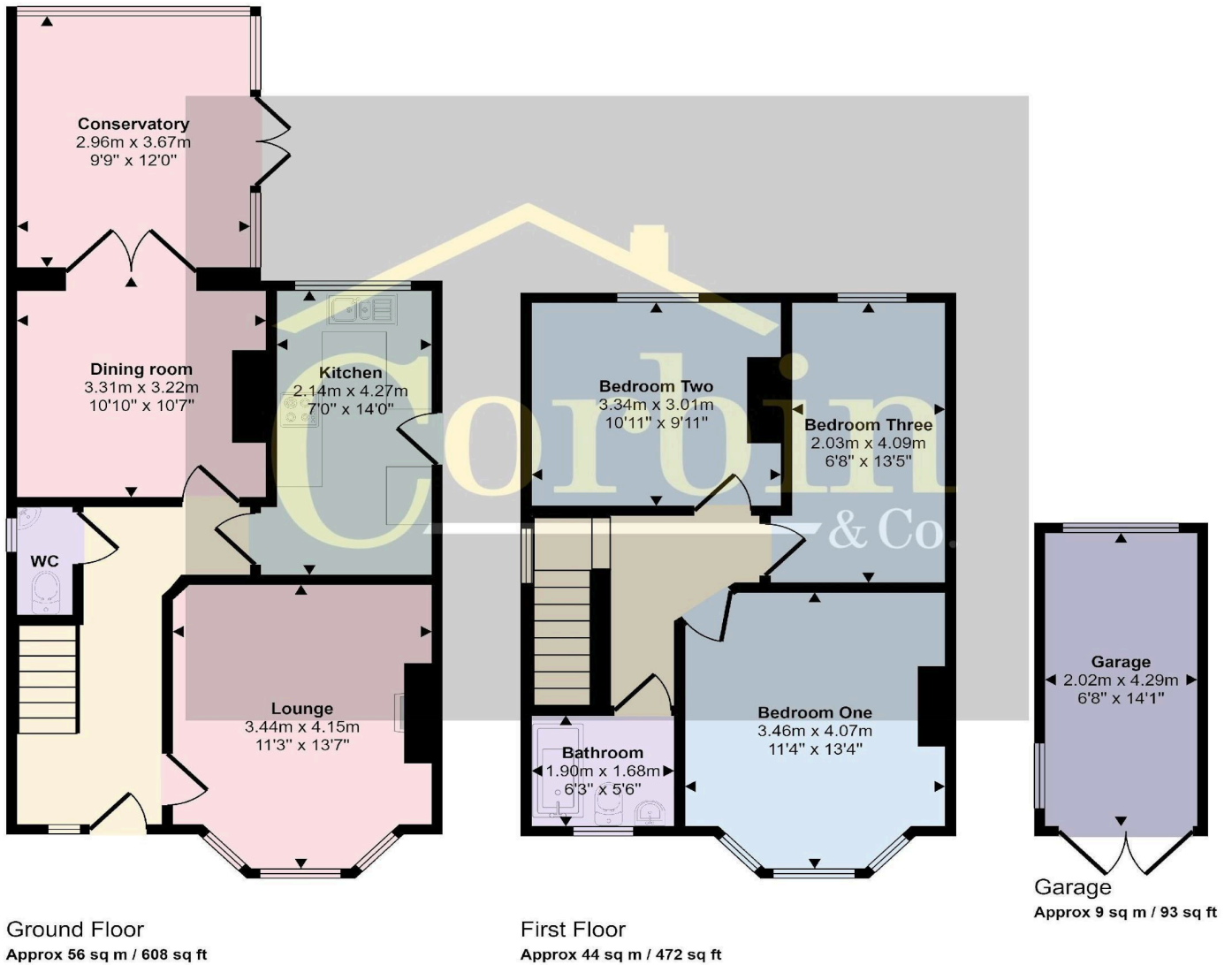
The property boasts an attractive frontage with a well-maintained garden and a private driveway leading to the garage. The single detached garage provides ample additional storage space. The rear garden can be accessed from the conservatory or kitchen. The rear garden is a true highlight, offering a private and peaceful outdoor space perfect for al fresco dining, gardening, or simply unwinding.

This property has so much to offer, to book an appointment please call us on 01202 519761.





Approx Gross Internal Area  
109 sq m / 1173 sq ft



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.

### OPENING HOURS



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



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