



**Camellia Gardens, Bournemouth, Dorset**

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**Asking Price £350,000**





Corbin & Co are delighted to offer for sale this well-presented two-bedroom detached bungalow which offers an ideal blend of comfort and convenience. Situated in a sought-after residential area, this charming property features low-maintenance exteriors, ample parking, and easy access to local amenities. Nestled in a peaceful cul-de-sac of only eight similar properties.

Upon arrival, you'll find the front of the property is designed for minimal upkeep, with an area of artificial lawn complemented by block-paved off-road parking for two vehicles. A paved pathway leads along the side of the bungalow to the front door, providing a welcoming entrance. For added privacy, a timber gate offers access to the rear garden.

Stepping inside, you're greeted by a spacious and bright entrance hallway with doors to all rooms. A generous storage cupboard, housing the boiler, provides ample space for coats, shoes, and other essentials. Both double bedrooms are situated at the front of the property, with the primary bedroom benefiting from fitted wardrobes. The centrally located bathroom serves both bedrooms and offers convenience and practicality.

Towards the rear, the property opens up to a lovely lounge/diner and a well-appointed kitchen/breakfast room, both overlooking the rear garden. The kitchen features a range of matching wall and base units, stylish work surfaces, and tiled flooring and splashbacks. It is equipped with integrated appliances, including an oven, four-ring gas hob, and concealed cooker hood, along with a fridge/freezer and space for a washing machine. There's also room for a small dining set, making it perfect for casual meals.

The spacious lounge/diner provides a welcoming living area, complete with a feature fireplace as its focal point. French doors open into a beautiful conservatory, which boasts a vaulted roof, underfloor heating, and double doors leading directly to the garden – a perfect space for relaxation all year round.

The rear garden is thoughtfully designed for low maintenance, with artificial lawn and a paved patio area ideal for outdoor seating and dining. A substantial timber storage shed offers additional storage.

Located within walking distance of Slades Farm, residents can enjoy vast green spaces, woodland walks, and recreational facilities, including a playpark, dog-walking areas, and a velodrome. Local shops on Columbia Road are within easy reach, and both Bournemouth and Poole town centres are a short drive away, offering a wide range of supermarkets, shops, and services.

To arrange a viewing of this delightful bungalow, please contact us on 01202 519761.

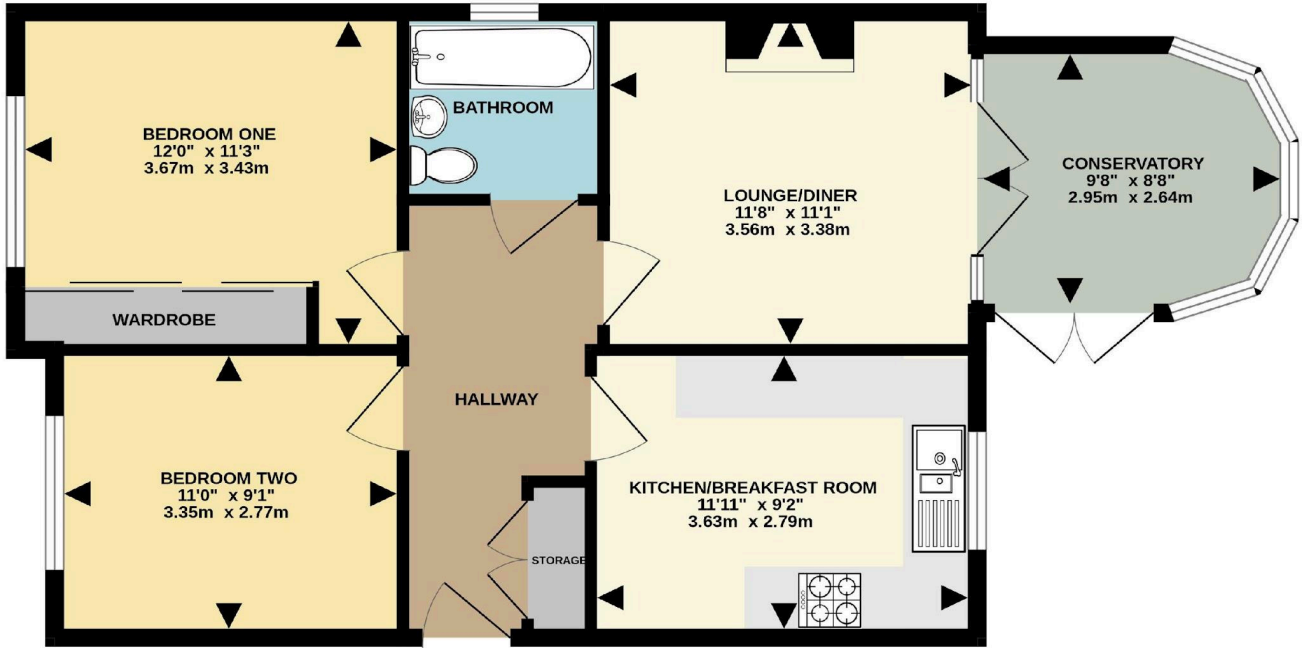








GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.7 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

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