



Castleton Avenue, Bournemouth, Dorset

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Offers In Excess Of £335,000



Corbin & Co would like to welcome you to a beautifully designed detached bungalow built in 2019, offering modern living in a serene cul-de-sac location in Bournemouth, BH10 7HW. This property is perfect for those seeking contemporary comforts combined with the tranquility of a quiet neighborhood.

#### Exterior Features

- Set back from the road, the property is accessed through a pair of five-bar wooden gates leading to a gravel driveway, providing ample off-road parking. A block-paved hard standing area offers additional parking or storage space. The front garden features raised sleeper borders filled with a variety of shrubs and bushes, all enclosed by feather edge fencing, creating an inviting and well-maintained approach to the home.

#### Interior Features

- Entrance - Enter through a modern uPVC front door into a welcoming hallway that sets the tone for the rest of the bungalow.

#### Open Plan Lounge/Kitchen/Diner

- Kitchen Area: The rear of the property boasts a stunning open-plan lounge, kitchen, and dining area with a picturesque outlook over the rear garden. The kitchen is well-appointed with soft-closing drawers and cupboards, complemented by stylish work surfaces and a breakfast bar. It includes a range of integrated appliances such as an electric oven, electric hob with extractor over, and a washing machine. Additionally, there is space for a free-standing fridge/freezer, tumble dryer and a variety of eye-level units for extra storage.
- Living/Dining Area: The spacious living and dining area is flooded with natural light from large windows and French doors that open onto the patio. This versatile space offers ample room for both relaxation and entertaining.

#### Bedrooms

- Main Bedroom: A generous double room situated at the front of the property, offering plenty of space and comfort along with a range of fitted furniture.
- Second Bedroom: Another good-sized double room located at the rear, providing a peaceful retreat with views over the garden.
- Bathroom - The modern family bathroom features a uPVC frosted window, a towel rail radiator, a toilet, a vanity wash hand basin, and a panel-enclosed bath with a mixer tap and shower over, ensuring all your needs are met in style.

#### Garden and Outdoor Space

- The rear garden is a secluded haven, enclosed by feather edge fencing for privacy. It includes:
  - Patio Area: Directly accessible from the living area, perfect for alfresco dining and outdoor relaxation.
  - Lawn: The remainder of the garden is laid to lawn and an area of wood chippings, providing ample space for outdoor activities and gardening.
  - Additional Features: An outside water tap and side access on both sides of the property enhance the practicality of the outdoor space.

#### Additional Features

- Warranty: The property was built in 2021 and comes with the remainder of its warranty, offering peace of mind for the new owners.
- Energy Efficiency: Modern construction ensures the bungalow is energy-efficient and easy to maintain.

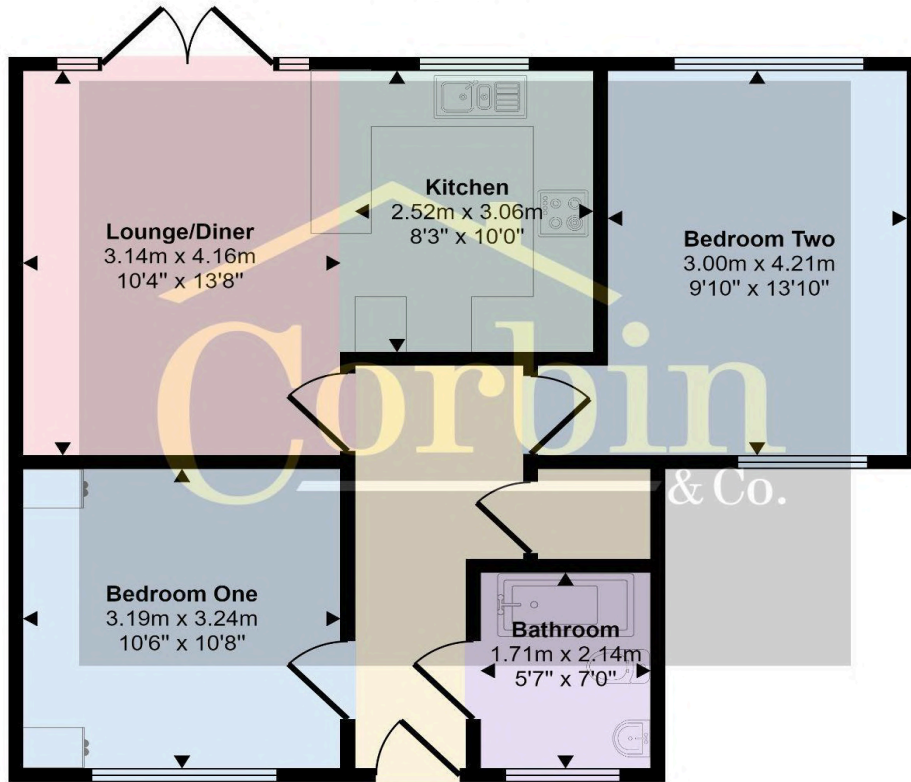
#### Summary

Castleton Avenue is a modern detached bungalow offering stylish and comfortable living in a peaceful cul-de-sac location. With its contemporary open-plan design, ample natural light, and secluded garden, this property is ideal for those seeking a high-quality, low-maintenance home. Don't miss the opportunity to make this exceptional property your own. For more information or to arrange a viewing, please call us on 01202 519761.





Approx Gross Internal Area  
59 sq m / 634 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>96</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</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

**01202 519761**

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