



10 Avebury Avenue

Nothbourne, Bournemouth, BH10 7ED

Price Guide £480,000



Road Map



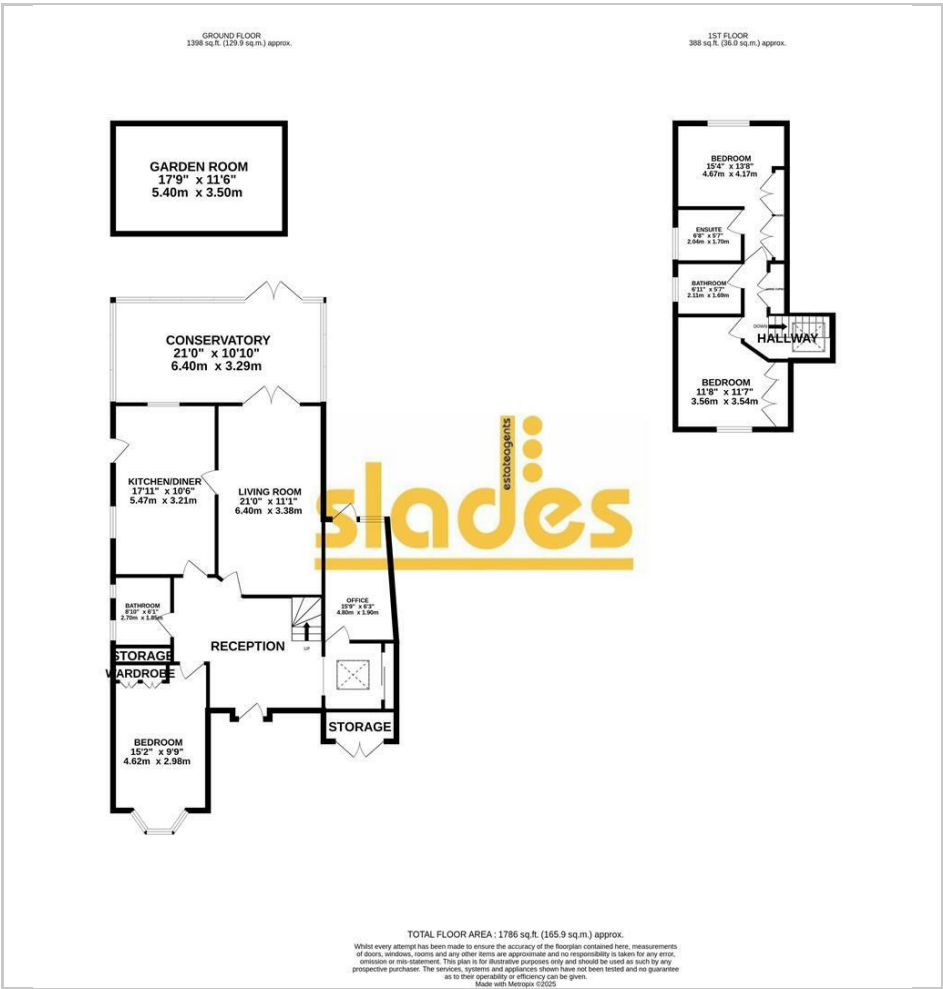
Hybrid Map



Terrain Map



Floor Plan



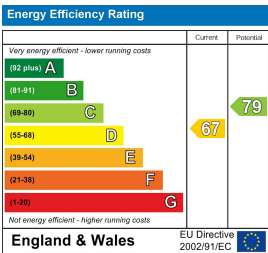
- **Detached Family Home within this Sought BH10 Location**
- **Spacious Reception Hall**
- **21ft Lounge**
- **Ground Floor Bedroom & Two Further First Floor Bedrooms**
- **Modern Kitchen/Breakfast Room**
- **Three Bathrooms**
- **Garden Office**
- **Private Rear Garden**
- **Garage and Ample Off Road Parking**
- **No Forward Chain**

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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**** NO FORWARD CHAIN ** A deceptively spacious 3 bedroom, 3 bathroom plus an occasional bedroom/ study detached family home within this highly sort after BH10 location close to the River Stour**

The accommodation with approximate room sizes comprises of a decorative composite front door with glazed panels and matching glazed side screens leading to the bright and spacious

RECEPTION HALL

with inset spotlights and coved ceiling, convection radiator with thermostatic valve, wall thermostat for central heating and low level cabinet housing the electricity meter and consumer unit. Oak finished LVT flooring and useful understairs storage cupboard. Doors to

LIVING ROOM

having a coved ceiling with inset spotlights and further wall lights, two convection radiators having thermostatic valves and uPVC double glazed casement doors leading into the CONSERVATORY. Adjoining door to

KITCHEN / DINER

having a coved and textured ceiling with inset spotlights, convection radiator with thermostatic valve and dual aspect double glazed windows to both the side and rear elevation looking into the conservatory together with a fully glazed trades door leading to side entrance. Extensive range of Shaker style wall and base level cabinets with square edge wood block effect working surfaces and tiled splashbacks incorporating a 1 ¼ bowl single drainer stainless steel sink with chrome mixer tap over. Extended breakfast bar area with built in 'Bosche' induction hob, integrated fridge and freezer within the breakfast bar area. Built in eye level double electric oven and space and plumbing for four separate appliances. Ceramic tiled floor.

GROUND FLOOR BEDROOM

coved and textured ceiling with inset spotlights, convection radiator with thermostatic valve and uPVC double glazed bay window to the front elevation. A range of modern built in bedroom furniture comprising of two double width wardrobes and bedside tables and draws. Continuous LVT flooring from the reception hall.

From the reception hall there is also a recessed CLOAKS HANGING/ STORAGE AREA with Velux window to the side elevation and range of fitted cupboards providing both hanging and shelving space. Further convection radiator. Door to

GROUND FLOOR BEDROOM / OFFICE

with inset spotlights, convection radiator with thermostatic valve, continuous LVT flooring. Further fully glazed uPVC trades door and adjoining window to the rear elevation.

SHOWER ROOM

being of a generous size with a coved ceiling and inset spotlights and extractor fan. Part tiled walls and ceramic tiled floor. Modern suite comprising of a close coupe WC with dual central flush and large walk in shower cubicle with fixed glazed screen with dual head shower fixing. Built in sink unit with useful storage cupboards beneath and adjacent storage / utility area with space and plumbing for washing machine and tumble dryer and further cupboards. Period style chrome heated towel rail and two frosted glazed uPVC windows to the side elevation.

A staircase from the reception hall leads to the BRIGHT &

SPACIOUS FIRST FLOOR LANDING with inset spotlights, Velux window, convection radiator with thermostatic valve and large airing cupboard housing the 'Glowworm' gas central heating boiler and the pressurized hot water cylinder with built in storage shelving.

MASTER BEDROOM

having inset spotlights, convection radiator with thermostatic valve and uPVC double glazed window overlooking the rear garden. Extensive range of built in bedroom furniture comprising of three double width wardrobes, dressing table area with draws and matching bedside tables. Door to

EN SUITE SHOWER ROOM

with inset spotlights and extractor unit, ¾ tiled walls and Velux window. Access to eaves storage space. A modern white suite comprising of a close couple WC, large vanity style sink unit with chrome monoblock tap, medicine cabinet over and large walk in fully glazed shower cubicle with dual head shower fitting.

BEDROOM TWO

with inset spotlights, convection radiator with thermostatic

valve and uPVC double glazed window to the front elevation. Triple width built in wardrobe.

FAMILY BATHROOM

having inset spotlights and extractor unit. Velux window, ¾ tiled walls and modern white suite comprising of a double ended bath unit with centrally mounted chrome mixer taps and glazed shower screen with wall mounted dual head shower fitting. Modern vanity style sink unit with chrome monoblock tap and mirror over and corner WC with dual central flush.

OUTSIDE

The property benefits from a large driveway which is predominately laid to tarmac with low maintenance borders and a low level decorative brick wall to the front boundary. Ample parking and a useful GARAGE / STORE to the front.

To the rear of the property there is access alongside the property or from the conservatory or kitchen. There is good sized lawned garden area with well established flower and shrub borders and a large decked area to the rear which also provides access to the GARDEN ROOM which is divided into two spaces one as a store room and one as a home / office / study.

