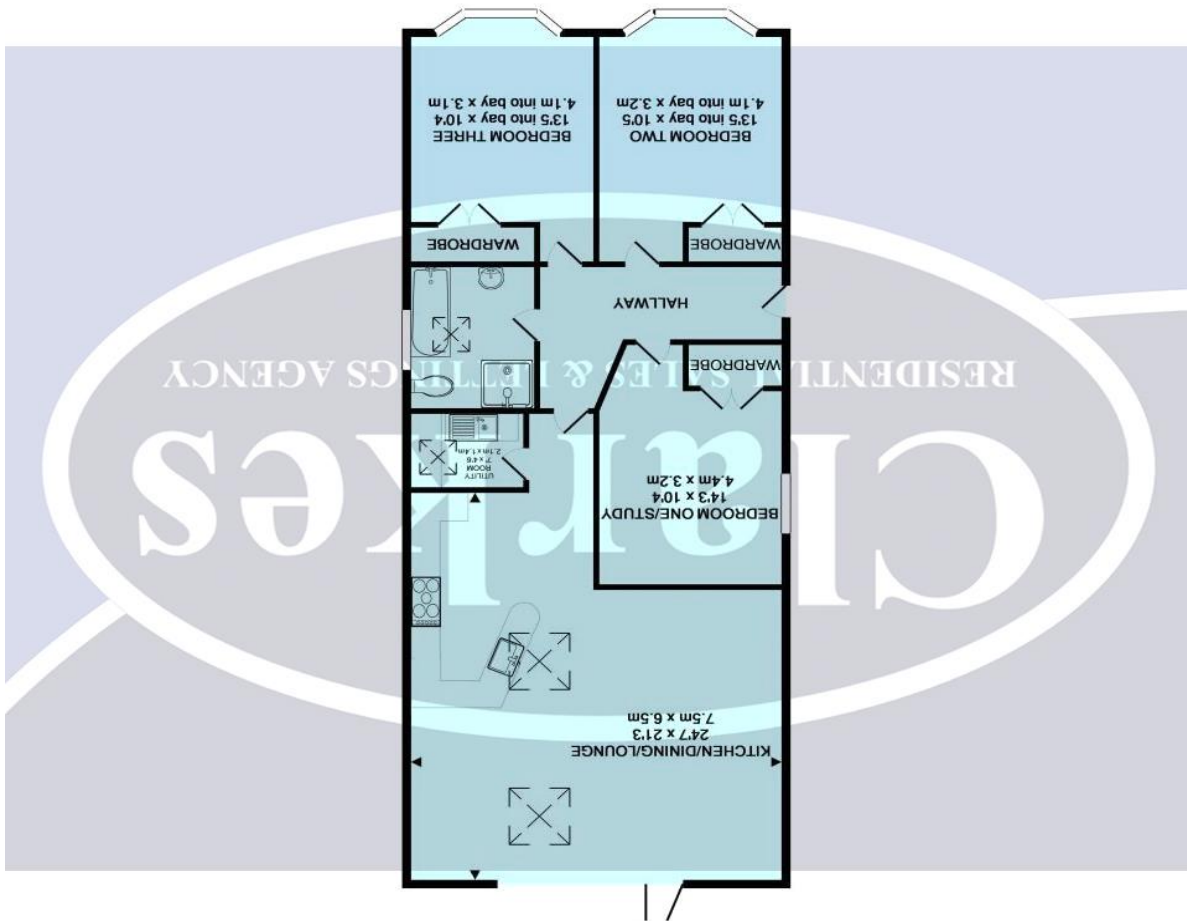


Energy Efficiency Rating		
Potential	Current	
EU Directive 2002/91/EC		
England, Scotland & Wales		
Very energy efficient - lower running costs		
A	(92-100)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
		81
		67



Western Avenue, Bournemouth, Dorset

 3  1

This 3 Bed Detached Bungalow is EXQUISITE and really must be seen to be appreciated. Situated on the coveted road of Western Avenue in the Redhill area of Northbourne, Bournemouth. The centrepiece of this beautiful property is the full-width open plan living space housing the lovely fitted kitchen, vaulted ceilings, sitting and dining areas with bi-fold doors opening up to the generously proportioned sun trap garden!

Area:
The Redhill area is a small and sought after residential area (more or less defined by the Post Code BH10 6) which borders Redhill Common. Redhill Common is a Green Flag winning park and heathland. There is a Play Park and a Café. The River Stour and Stour Valley Nature Reserve is a short walk north and Slades Farm Recreation Park a short walk to the South. The residential area is known for having spacious mostly detached properties on tree lined avenues. There is a parade of local shops and a primary school in Hill View Road. The very successful Winton & Glenmoor Academy Secondary School is a short walk away.

The Property:
A breathtaking entrance hall welcomes you into the home. Featuring vaulted ceilings, tiled floor with underfloor heating and a Velux roof window flooding the space with natural light.

Bedrooms 1 & 2 are located to the front of the property, both of which are well-proportioned double bedrooms with recessed spotlights, built in wardrobes and lovely bay windows to the front aspect.

Bedroom 3 is currently being used as a reception/office space. Featuring recessed spot lights, built in wardrobes, oak flooring and south-easterly windows.

The bathroom is fully tiles with a stylish four-piece suite featuring a separate walk-in shower, double ended bath, underfloor heating and a heated towel rail.

Just off the hallway is a well-equipped utility room with a sink, floor and wall cupboards, granite worktops with spaces for washing machines and tumble dryers.

The soul of this property is the breathtaking kitchen/living space. The kitchen features high quality fitted appliances, granite worktops with a breakfast bar and heated tiled flooring. Stepping down from the kitchen area is this versatile living space. The area is flooded with light via rain censor Velux windows and the bifold doors to the rear garden. The space has beautiful solid oak flooring, recessed spot lights and an integrated fire feature. The property truly comes into its own on clear days offering superb inside-to-out living with an electric awning offering shade over the patio area. To the rear, this superb 100ft south-west facing garden has been cleverly landscaped to offer a stylish, practical and manageable outside space. In the rear of the garden is a detached single garage with an electrical supply. Either a very handy storage space or ideal to convert into something different!

To the front of the property is a large, block paved driveway offering off road parking for 3-5 vehicles, subject to driving ability.

Agent Notes:
New Roof fitted July 2019
Front Door fitted August 2020
Offered with no forward chain
Council Tax Band C

Asking Price £525,000



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