



## Throopside Avenue

Bournemouth, BH9 3NR

Guide Price £400,000 -  
£420,000

- Exceptional Semi-Rural Location
- River Walks and Nature Reserve are Close By
- Southerly Aspect Rear Garden
- 25'7 max x 10'7 Lounge/Diner
- Kitchen/Breakfast Room
- Conservatory
- Driveway
- Additional Forecourt Parking



## HOUSE & SON

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A delightful extended detached bungalow located in a semi-rural setting just off Broadway/Muscliffe Lane, yet remaining within close proximity to immediate every day needs including schooling, Castlepoint shopping centre, river walks at nature reserve coupled with road travel links to further afield. An ideal location for all age groups.

This home has been extended to form an impressive 27'7 max x 10'7 lounge/diner with conservatory to rear accessing onto the 'wrap around' timber decking area and southerly non-overlooked garden to rear. There is a spacious entrance hall, kitchen/breakfast room, two double bedrooms and

generous size bathroom with four piece suite. Rarely available! Highly desirable! Not to be missed!

## ENTRANCE PORCH

Recessed porch. Tiled step. Panelled UPVC front door.

## ENTRANCE HALL

'L'-shaped. All principal rooms leading off. Picture rail. Access to loft.

## LOUNGE/DINER

25' 7 max" x 10' 7" (7.8m x 3.23m)

A feature room with dual opening full length doors to rear access onto conservatory. A room with a view. 'LVT' flooring. Recessed ceiling downlighters, coved ceiling. Radiator. Focal point - wall mounted 'floating fire'. TV media point.

## CONSERVATORY

15' 0" x 9' 10" (4.57m x 3m)

Pitched glass roof, an abundance natural light. Double glazed windows to side and inset double glazed French doors with direct access onto timber decking/entertainment area. An inviting view over the southerly aspect lawned garden.

## KITCHEN/BREAKFAST ROOM

17' 0" x 9' 7" (5.18m x 2.92m)

Double glazed window to rear with view over south facing garden. One and half bowl sink unit with mixer tap over. Stone work top surfaces. Modern design kitchen cabinets finished in a 'soft cream'. Fitted base units incorporating drawers and complementing eye level units. Stone upstands to work top surfaces. Space for Range cooker and splashback plate with chimney style over head cooker hood.



Cabinet concealing gas fired boiler. Space for American style fridge/freezer. Radiator. Integrated washing machine. Integrated dishwasher. Recessed LED ceiling downlighters. Coved ceiling.

### **BEDROOM ONE**

**17' 4 into bay" x 10' 7" (5.28m x 3.23m)**

Double glazed bay window to front. Extensive built in wardrobes and dressing table, incorporating drawers. Radiator. View over easy maintenance 'deep front garden' and Throopside Avenue. Two radiators. Coved ceiling.

### **BEDROOM TWO**

**11' 0 into bay max" x 9' 8" (3.35m x 2.95m)**

Double glazed bay window with view over front garden. Radiator. Coved ceiling.

### **BATHROOM**

**9' 10" x 6' 3" (3m x 1.91m)**

Spacious room with 'spa' bath and centralised taps. Quadrant shower cubicle and sliding door enclosures, fitted thermo T-bar shower with hand held shower attachment. Vanity unit with display area, inset wash hand basin and storage under. Enclosed cistern WC with display area over. Contrasting tiled walls, chrome effect heated towel rail. Ceramic tiled floor. Recessed ceiling downlighters, coved ceiling.

### **OUTSIDE FRONT**

Approximately 20ft width x 24ft depth deep front garden, ideal for additional parking, if required.

### **DRIVEWAY**

Driveway to front, parking for several vehicles tandem style. Dual opening gates to rear garden.

### **REAR GARDEN**

South facing lawned garden with mature shrub borders. There is a 'wrap around' timber decking/entertainment area for 'al-fresco' dining and seating. The decking area is approximately 25ft long x 9ft return. 'L'-shaped approximately 24ft length x 20ft width.





Total area: approx. 88.0 sq. metres (947.1 sq. feet)

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## COUNCIL TAX BAND

Tax band D

## TENURE

Freehold

## LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

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## Energy performance certificate (EPC)

13 Thorogate Avenue BOURNEMOUTH BH9 3UR	Energy rating <b>D</b>	Valid until 25 September 2035
		Certificate number 2460-3055-4201-8445-0260

Property type	Detached bungalow
Total floor area	86 square metres

## OFFICE

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