



Estate Agents



Auctioneers

Cheriton Avenue, Boscombe East, Bournemouth, Dorset, BH7 6SD

Guide Price £550,000 – Freehold

**Four Bedroom Extended Detached House | Hallway | Lounge | Ds Wc | Open Plan Kitchen Diner | Conservatory
Ground Floor Bedroom & Ensuite | Landing | Three Bedrooms | Modern Bathroom | Multiple Off Street Parking
Lovely Rear Garden | Vacant Possession**

A beautifully presented and deceptively spacious four-bedroom detached family home, conveniently situated close to local shops at Iford and offering excellent access to JP Morgan, Bournemouth Hospital and Bournemouth town centre via the A338. This impressive and versatile property benefits from UPVC double glazing, gas central heating, a 14ft living room, a spacious open-plan modern kitchen/dining room, a UPVC conservatory, a ground floor WC, a ground floor bedroom with en-suite shower room, three first-floor bedrooms, a modern family bathroom, off-road parking for two to three vehicles and a fabulous sunny and secluded rear garden. Viewing is highly recommended. The accommodation comprises an entrance hall with attractive stripped wooden floorboards, a useful ground floor WC and stairs to the first floor. To the front aspect is a separate 14ft living room featuring stripped wooden flooring, a bay window and a feature fireplace. The former garage has been converted to provide a versatile fourth bedroom with its own en-suite shower room and WC.

To the rear of the property is an impressive open-plan kitchen/dining room. The kitchen is fitted with a modern range of wall and base units with contrasting work surfaces, incorporating a built-in oven, hob and extractor hood, together with a dishwasher and space for a washing machine and fridge freezer. The spacious dining area, again featuring stripped wooden flooring, opens into the UPVC conservatory, which enjoys access to and views over the rear garden. The first floor offers three good-sized bedrooms, with bedrooms one and two benefiting from built-in wardrobes, while bedroom three is a generous single bedroom. The family bathroom is fitted with a modern suite comprising a bath with shower over, WC and wash hand basin, complemented by stylish tiling.

Externally, the property enjoys a block-paved frontage providing off-road parking for two to three vehicles, together with gated side access. The beautiful rear garden extends to approximately 60ft in length and features patio areas, a large lawn and an array of mature trees and shrubs, creating a sunny and secluded setting. There is also a useful garden shed. This exceptional family home combines space, versatility and convenience in equal measure and must be viewed internally to be fully appreciated.

Tenure: Freehold
EPC Rating: to be confirmed
Council Tax Banding: D







1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.

TOTAL FLOOR AREA: 1262 sq.ft. (117.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, walls 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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