DANEHURST

ESTATE AGENTS

BRITTANY CLOSE, BOURNEMOUTH, BH11 9LW

** Guide Price £275,000 - £285,000 **

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Vifi
B&J

** Guide Price £275,000 - £285,000 **

A beautifully presented freehold detached two double bedroom first floor coach house, set within its own courtyard position and tucked back from the road within this modern, popular development between Merley and Bearwood, just a short distance from the picturesque Canford Park with its scenic walks along the River Stour. Local shops and regular bus routes to both Bournemouth and Poole are also close by.

Built approximately 18 months ago and offered with the remainder of a 10 year builders warranty, this impressive turnkey home provides stylish and contemporary living throughout, making it an ideal first time purchase, investment or low maintenance home. The property also benefits from an excellent energy rating of A, helping to keep running costs efficient.

The accommodation is both bright and spacious, comprising a superb 22' open plan lounge/kitchen/diner with Juliette balcony. The kitchen has been thoughtfully designed with a feature island/breakfast bar, integrated appliances and modern finishes throughout. There are also two well proportioned double bedrooms and a contemporary bathroom suite.

A particular feature of the property is the impressive 22'1 integral garage, providing excellent versatility for parking, storage, gym space or hobbies. Within the garage is a large built in storage cupboard, further enhancing the practicality of the space. The property also benefits from allocated off road parking and an EV charging point.

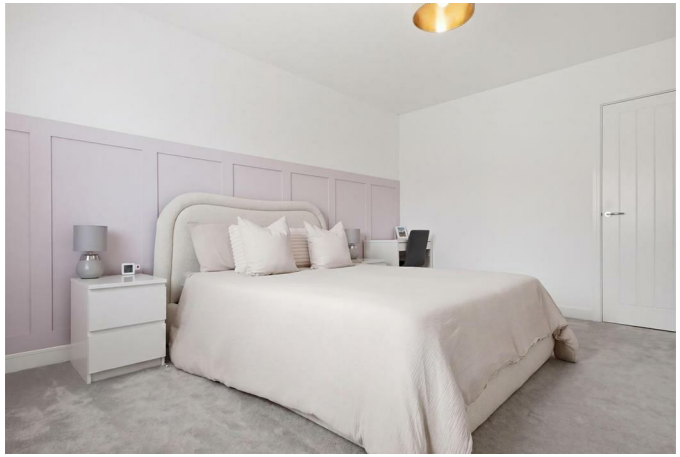
Further benefits include triple glazing, gas central heating and owned solar panels.

Agents Note:

There will be a maintenance charge of approx. £253pa introduced upon completion of the development, currently anticipated for 2036. A communal area is also planned within the development, which will include shops and a park.

Council Tax Band A - EPC Rating: A - Tenure: Freehold

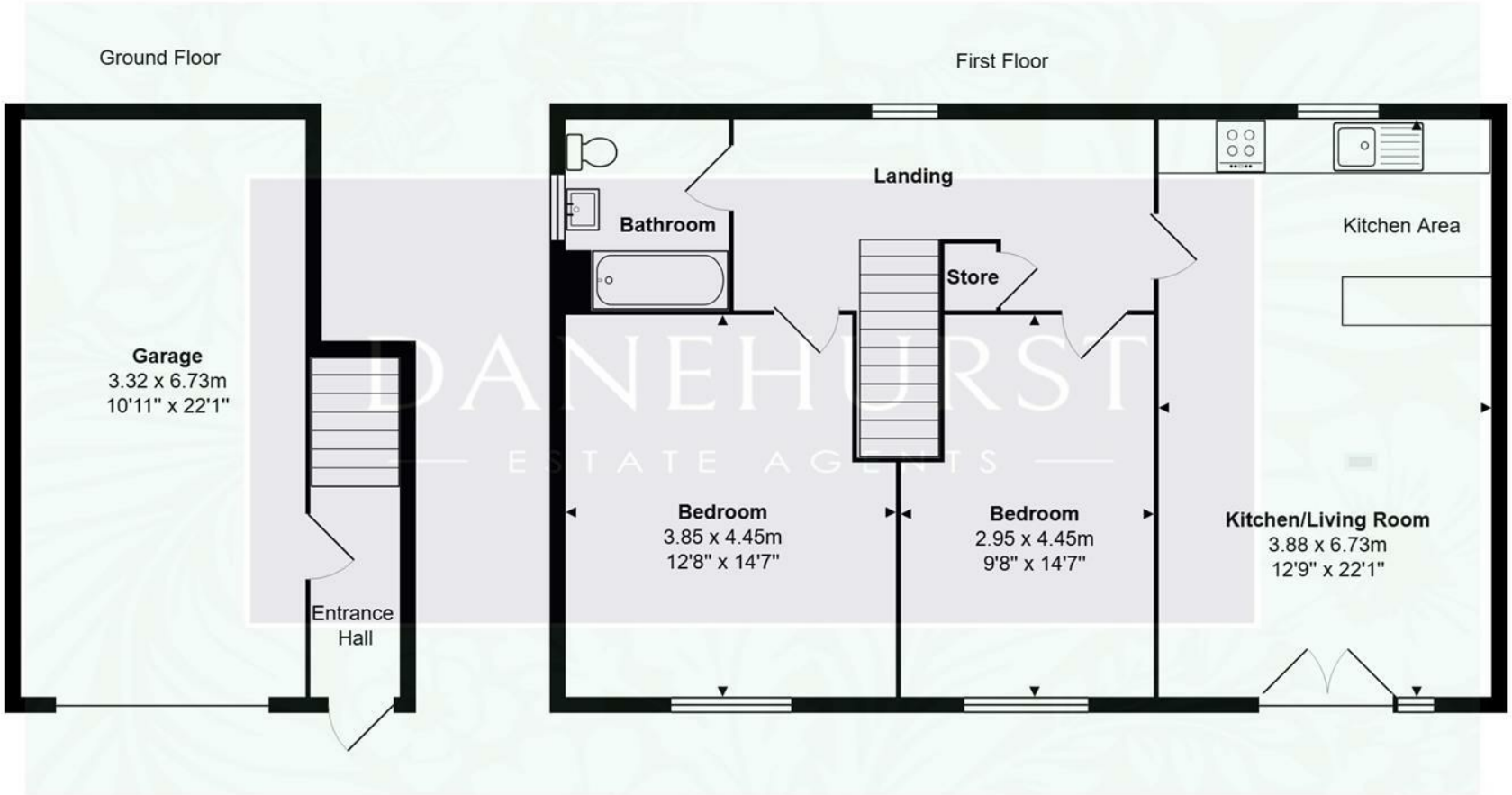
- Detached
- Freehold
- Two double bedrooms
- Turn Key home
- 21' Garage
- Alloctaed parking
- EV charging point
- Set in private courtyard
- Council Tax Band: A
- EPC Rating A



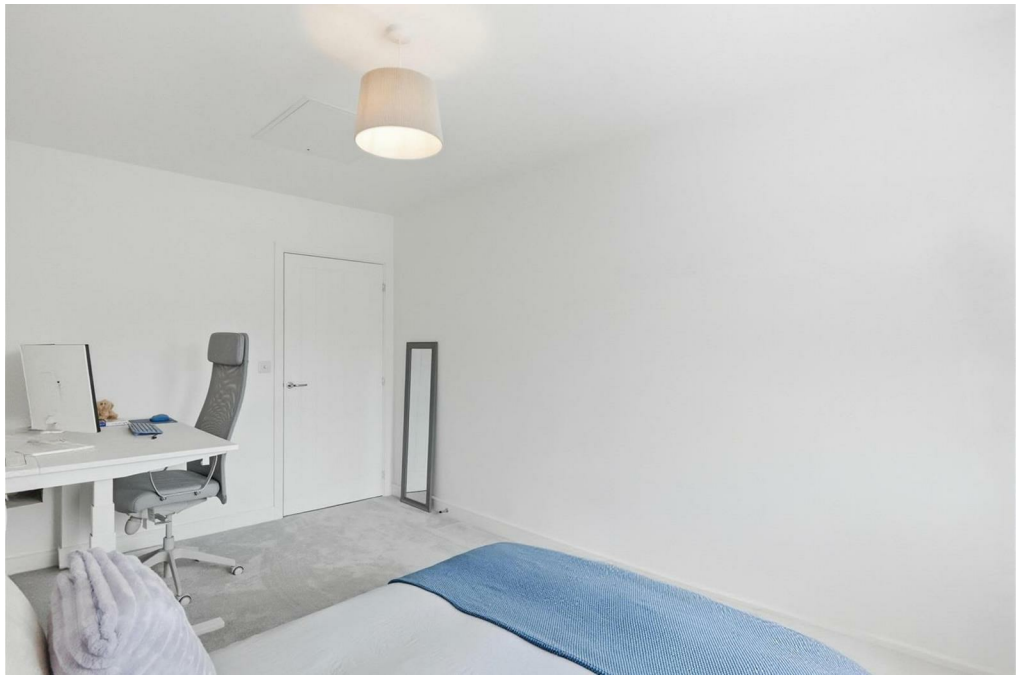
Location

The property is conveniently located close to a range of local shops, supermarkets, coffee shops and amenities, whilst also benefiting from excellent transport links to Bournemouth, Poole and the A31. Nearby Canford Park and the River Stour provide scenic walks and open green space. Well regarded schools within easy reach include Bearwood Primary School, Oak Academy and Leaf Studio Secondary School.

Brittany Close, Poole, BH11 9LW



All measurements are approximate and for display purposes only



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