



HIVE



78 LEYBOURNE AVENUE
BOURNEMOUTH
BH10 6HE

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Agent's introduction

A rare chance to own a beautifully crafted, new-build detached house by Edgewater, set in the highly desirable Northbourne area.





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Property highlights

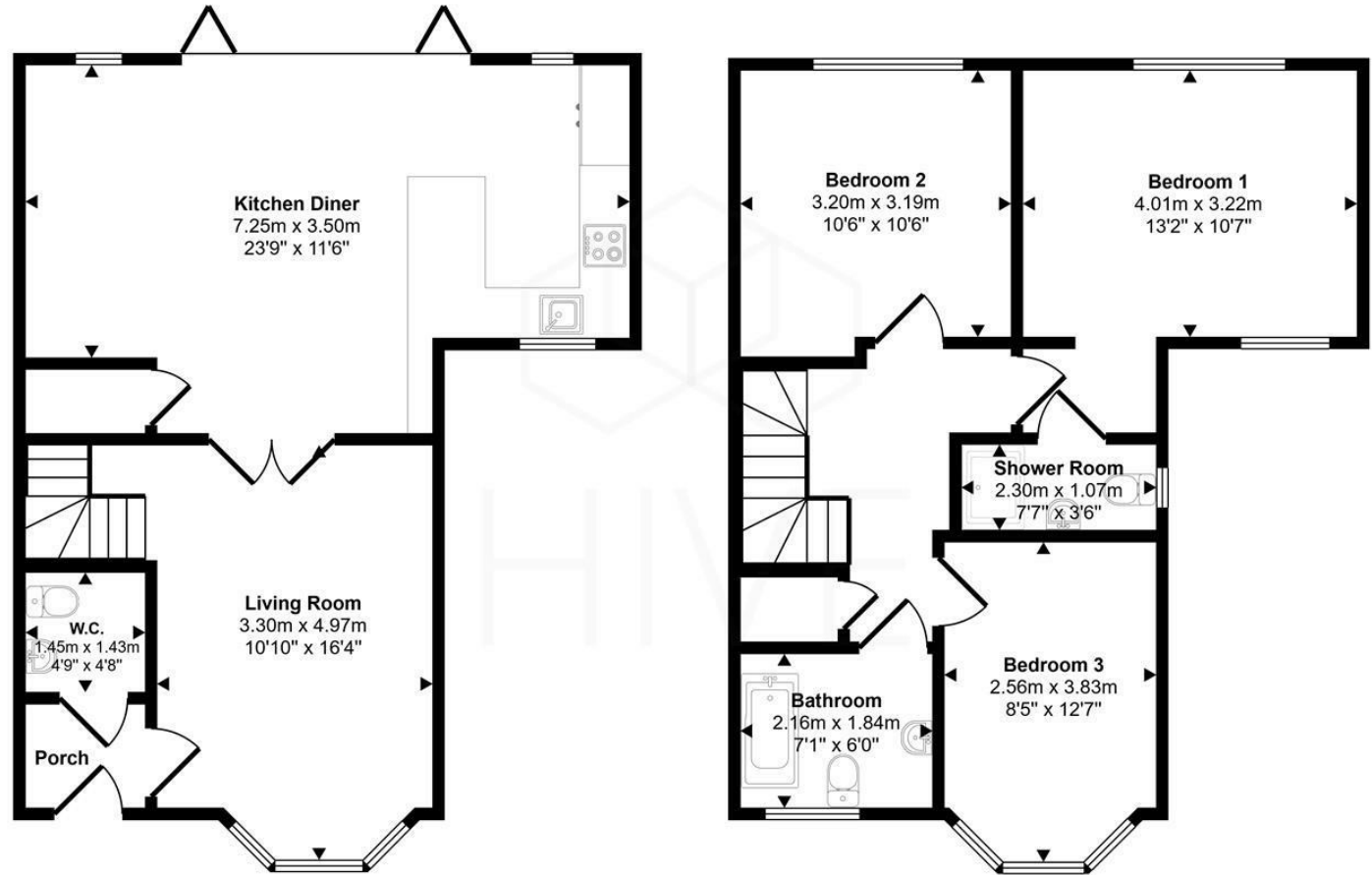
- Brand-new detached home built by renowned local developer Edgewater
- Located in sought-after Northbourne, close to Redhill Park
- Within catchment for the highly regarded Hillview Primary School
- Stunning open-plan kitchen/dining room
- Stylish kitchen with Bosch integrated appliances
- Delightful living room with bay window
- Underfloor heating throughout the entire ground floor
- Three generous bedrooms including a dual-aspect principal with en-suite
- Private landscaped rear garden with a large patio
- Ample driveway parking for multiple vehicles



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Floor plan and EPC

Approx Gross Internal Area
104 sq m / 1124 sq ft



Ground Floor
Approx 52 sq m / 562 sq ft

First Floor
Approx 52 sq m / 562 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		95	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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