



## Corbiere Avenue, Alderney BH12 4JN

Set within a very popular established residential road with similar properties around, lies this extended impeccably presented three-bedroom detached bungalow. There is a 23ft approx. kitchen/breakfast room and the bungalow is close to local schools and on the doorstep of Bourne Valley Nature Reserve.

**EPC: 68 Council Tax Band: C Price: £395,000 Freehold**







## Key Features

- IMMACULATE EXTENDED DETACHED BUNGALOW
- ENTRANCE HALLWAY
- LOUNGE
- 23ft APPROX. KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- BATHROOM & SEPARATE SHOWER ROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- AMPLE OFF-ROAD PARKING/SPACE FOR CARAVAN/MOTORHOME
- GARAGE
- POPULAR & CONVENIENT LOCATION

## The Property

Initially upon entering this fabulous property there is a great size entrance hallway with ornate ceiling rose and part panelled walls (PIV-Positive Input Ventilation system installed in the loft). Doors then lead of to all principal rooms with a generous size lounge dining room to the front, ornate ceiling rose, large double-glazed window letting in lots of natural light and we have been infomed that a log burner could be installed into the brick fireplace (subject to checks). We feel that the superb kitchen/breakfast room is a particular feature with ample contrasting and complimenting gloss fronted storage units and drawers. There is an eye level double oven and grill, space for American style fridge/freezer, a window overlooking the garden and doors provide access out to the front and rear. To the far end of the kitchen, there is a modern fitted white three-piece shower room. The bungalow has three good size bedrooms all with fitted wardrobes and these are

serviced by a stylish modern contemporary three-piece bathroom which then completes the generous size accommodation.

Outside to the front there is a landscaped area in the corner and a block paved driveway provides ample off-road parking or space for a caravan/motorhome, which then leads up to the garage. Access down the side of the property through two gates and this leads into the rear garden. This provides a certain degree of privacy and sedusion and it is set out with minimal maintenance in mind with two small sections laid to lawn and then a good patio area. There is an aviary and outbuilding/workshop providing additional storage or potential to convert into a home garden office. A few steps the lead up to the corner where the greenhouse is located and the garden is enclosed with a combination of close boarded fencing an brick walling.



**Ground Floor**

Approx. 90.9 sq. metres (978.1 sq. feet)



Total area: approx. 90.9 sq. metres (978.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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.  
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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