



Connells

Kinsbourne Avenue
Bournemouth



Property Description

A beautifully presented three-bedroom detached family home, offering a fantastic blend of modern living space and practical accommodation. Situated in a popular residential location, this attractive property benefits from off-road parking, a private rear garden, and excellent access to a range of local amenities and well-regarded schools.

The accommodation comprises a welcoming entrance hall leading to a spacious open-plan lounge/diner, creating an ideal space for both everyday family life and entertaining guests. The modern fitted kitchen is finished to a high standard and features a range of integrated appliances, complemented by a separate utility room providing additional storage and practicality.

Upstairs, there are three bedrooms, two doubles, one single served by a contemporary family bathroom, making the home perfectly suited to growing families and professional couples alike.

Externally, the property enjoys off-road parking to the front, whilst the rear garden offers a private outdoor retreat with plenty of space for relaxation, children to play, or al fresco dining during the warmer months.

The property is conveniently located within reach of a variety of local shops, supermarkets, leisure facilities and regular transport links. Families will appreciate the proximity to popular local schools, including

catchment areas for Winton & Glenmoor, St Mark's and St John's, as well as Kinson Primary School and Kingsleigh Primary School.

Entrance Hall

Laminate flooring, access to kitchen, living room and understairs WC.

Cloakroom

Wc, Wash hand basin, half tiled walls, vinyl flooring.

Lounge

Front aspect double glazed bay window, radiator below, feature paneling, laminate flooring, open plan to dining room.

Dining Room

Radiator, laminate flooring, openplan to lounge, timber framed french doors into conservatory.

Kitchen

White wall and base units, rear aspect double glazing, gas range cooker with gas hob, white tiled flooring, acrylic splashback over counter, built in dishwasher and wine fridge.

Utility Room

White tiled flooring, Rear access door, white wall and base units.

Conservatory

Upright Radiator, rear aspect double glazed french doors, laminate flooring.

Landing

Side aspect double glazing.

Bedroom 1

Front aspect double glazed bay window, radiator, built in mirrored wardrobes.

Bedroom 2

Rear aspect double glazing, radiator, airing cupboard with wall mounted combination boiler.

Bedroom 3

Front aspect double glazed bay window, radiator below.

Bathroom

Rear aspect double glazed window, wash hand basin, laminate flooring, loft access, bath with shower over, heated ladder rail.

Rear Garden

Artificial Grass, raised decking and patio area.

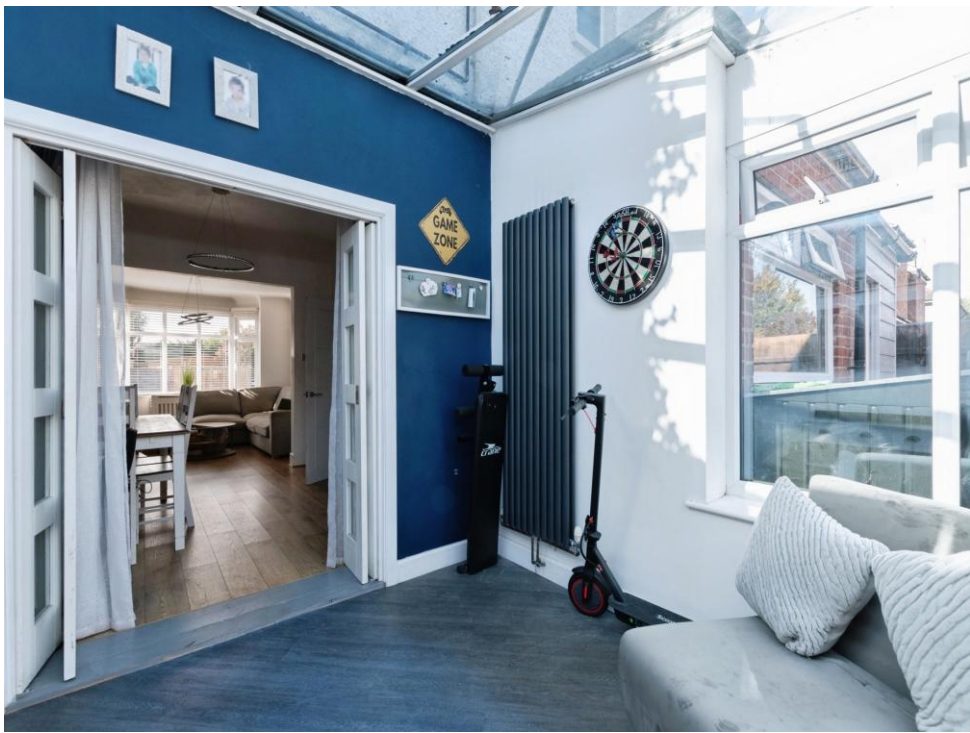
Parking

Off road parking via dropped kerb for multiple vehicles.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 94.1 m² (1,013 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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689 Wimborne Road
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WIN307950



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