



Horsham Avenue, Bournemouth BH10 7JQ

£410,000

MOLLARO



STYLISHLY EXTENDED FAMILY HOME WITH IMPRESSIVE OPEN-PLAN LIVING AND NO FORWARD CHAIN

Set in a peaceful cul-de-sac, this beautifully modernised and extended family home offers spacious, versatile accommodation finished to an excellent standard throughout. Thoughtfully updated over the past few years, the property has been re-wired, re-plumbed and benefits from a replacement boiler and replacement double glazed windows and doors, providing peace of mind for its next owners.

The centrepiece of the home is undoubtedly the stunning bespoke kitchen / dining / family room spanning the rear of the property. Designed for modern living and entertaining, this exceptional space features slide-and-swing doors with four sections that each be opened independently, offering excellent flexibility and seamlessly connecting the interior with the garden and flooding the room with natural light, along with the two roof lanterns.

The high specification kitchen by Living Interiors includes a feature island with a Neff down draft extraction induction hob, providing a clean look without the need for a bulky extraction hood, as well as further high spec Neff appliances including an oven and combi oven / grill / microwave with slide and hide doors, warming drawer and dishwasher. The kitchen offers huge amounts of storage throughout, with a pantry / larder unit with large pull out drawers, full height fridge, full height freezer, over tall units and under island units including pan drawers throughout for effortless access with internal drawers to maximise useable space. This is further complimented by quartz worktops, a boiling tap and automatic LED lighting on shelves and under units.

The extension, built in 2022 and complying with the all building regulations, also includes a wet underfloor heating system.

A separate living room to the front provides a cosy retreat, while a useful utility room (also with over tall units and quartz worktops), ground floor bathroom (including shower over bath) and a handy porch to the front all add further practicality.

Upstairs, there are three well-proportioned bedrooms served by a contemporary shower room, creating comfortable accommodation for families, professionals or those looking to upsize.

Outside, the low-maintenance rear garden has been attractively landscaped with Indian sandstone paving, offering an ideal setting for outdoor dining and relaxation. To the rear of the garden, a substantial secure workshop / storage building provides excellent space for hobbies and ample storage of outdoor and leisure equipment. There is a side access gate to the garden, outside tap and a dedicated power supply suitable for a hot tub.

Further benefits include driveway off road parking for two vehicles and the significant advantage of being offered to the market with no forward chain, allowing for a straightforward move. The roof space also offers excellent potential for further accommodation in future, subject to any necessary permissions.

An exceptional home combining stylish modern living with practical family-friendly space in a desirable and quiet residential setting, just a short walk from a variety of shops, cafes and facilities.





KEY FEATURES

- Extended & Modernised Family Home in a Quiet Cul-De-Sac Setting
- Expansive Bespoke Kitchen / Dining / Family Room to Rear with Slide & Swing Doors
 - Separate Living Room to Front
- Useful Utility Room, Porch, Ground Floor Bathroom & First Floor Shower Room
 - Three Good Sized First Floor Bedrooms
 - Easy Maintenance Rear Garden with Indian Sandstone Paving
 - Sizeable Secure Workshop / Storage to Rear
- Recently Re-Wired, Re-Plumbed, Boiler Replaced and Windows & Doors Replaced
 - Driveway Off Road Parking for Two Vehicles to Front
 - Offered For Sale with No Forward Chain











ADDITIONAL INFORMATION

Dimensions

Please See Floorplan

Tenure

Freehold

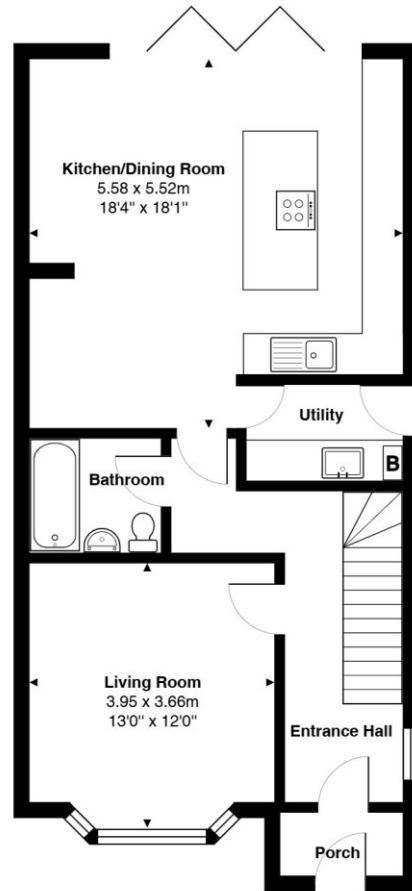
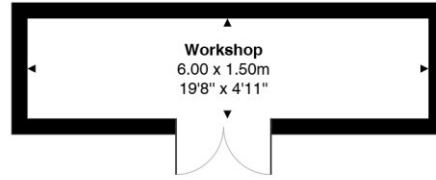
Council Tax

Band C - BCP Council

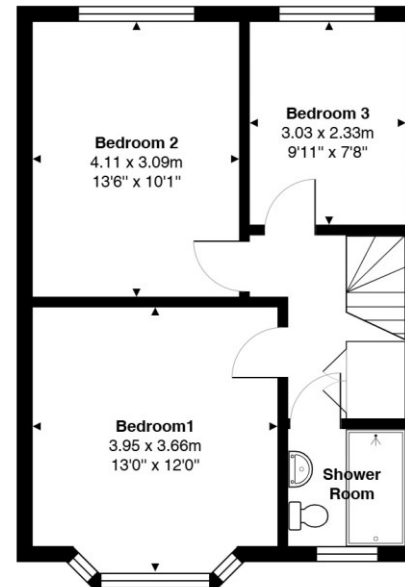




FLOORPLAN



Ground Floor
Area: 64.8 m² ... 698 ft²



First Floor
Area: 44.5 m² ... 480 ft²

Total Area: 109.4 m² ... 1177 ft² (excluding workshop)

All measurements are approximate and for display purposes only



Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(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, Scotland & Wales	EU Directive 2002/91/EC	

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