



Green Lane, Bournemouth, Dorset

3 **1** **1**

Asking Price £435,000



Corbin & Co are delighted to offer for sale this well-presented three bedroom detached bungalow which offers spacious, modern accommodation throughout. Situated in a quiet residential location in BH10 within short walking distance of local shops, buses and schools for all ages. There is a large front and westerly facing rear garden, ample parking and detached single garage. As you approach this property from the road, the property has real kerb appeal. The frontage is bound by a low level wall with a long tarmac driveway running along the side of the property to a detached single garage, providing off road parking for a number of vehicles. The remainder is laid to lawn and flowerbeds with select shrubs and bushes. A uPVC double glazed door to the side of the property, opens into a warm, welcoming hallway with doors leading to all of the accommodation. A bright and airy lounge/diner is flooded in natural light from the large uPVC double glazed French doors and windows which look out over the rear garden. There is adequate space for a range of living and dining furniture. Adjacent and enjoying a dual aspect is a modern kitchen/breakfast room which offers a wide range of storage units and work surfaces. There is an integrated double oven, five ring gas hob with stainless steel cooker hood over, fridge & freezer, space for a dishwasher and washing machine. uPVC double glazed window to the side aspect, rear garden, and door opening onto the garden. The main bedroom is a particular feature of the property featuring floor to ceiling fitted wardrobes, uPVC double glazed bay window and picture window looking out over the front garden. This room is currently being used as a second reception room but offers ample space for a range of bedroom furniture. There is another good sized double bedroom with a uPVC double glazed window to the side aspect, and a single bedroom looking out over the front garden via a uPVC double glazed window. These are serviced by a lovely modern family bathroom comprising of high gloss vanity storage, hand basin, WC, 'p-shaped bath with glazed shower screen and shower over. uPVC opaque double glazed windows to the side aspect. There is a separate WC with hand basin with vanity storage below. The westerly facing rear garden is a peaceful oasis to enjoy the outdoors, mainly laid to lawn with flowerbed borders, paved pathway and recently added timber storage shed. This fantastic home has to be viewed to be fully appreciated. To book an appointment please call us on 01202 519761.





Entrance Hall - uPVC double glazed front door opens into a warm, welcoming 'L-shaped' hallway, doors lead to all of the accommodation.

Lounge - This lovely sized room is flooded in natural light from the large uPVC double glazed French doors and windows which look out over the rear garden.

Kitchen - At the heart of this home is a modern kitchen/breakfast room. There is an extensive range of storage units, ample worktop space, breakfast bar, integrated double oven, five ring gas hob with stainless steel cooker hood over, and fridge/freezer. There is space and plumbing for a washing machine and dishwasher. Currently a tumble dryer in place. The room enjoys a dual aspect with a uPVC double glazed window to the side aspect, and uPVC double glazed door and window to the rear aspect enjoys view over the garden.

Bedroom - This delightful room is flooded in natural light from the uPVC double glazed bay window and picture window which look out over the front garden. There is a range of full height fitted wardrobes.

Bedroom - The second room is a double room with a uPVC double glazed window to the side aspect.

Bedroom - A single bedroom with a uPVC double glazed window to the front aspect.

Bathroom - Lovely modern family bathroom comprising of high gloss vanity storage, hand basin, WC, 'p-shaped bath with glazed shower screen and shower over. uPVC opaque double glazed windows to the side aspect.

Cloakroom - Separate WC with hand basin with vanity storage below.

Front Garden - The frontage is bound by a low level wall with a long tarmac driveway running along the side of the property to a detached single garage, providing off road parking for a number of vehicles. The remainder is laid to lawn and flowerbeds with select shrubs and bushes.

Rear Garden - The westerly facing rear garden is a peaceful oasis to enjoy the outdoors, mainly laid to lawn with flower bed borders, paved pathway and recently added timber storage shed. The garden also runs down the left hand side of the property with gated access to the front.

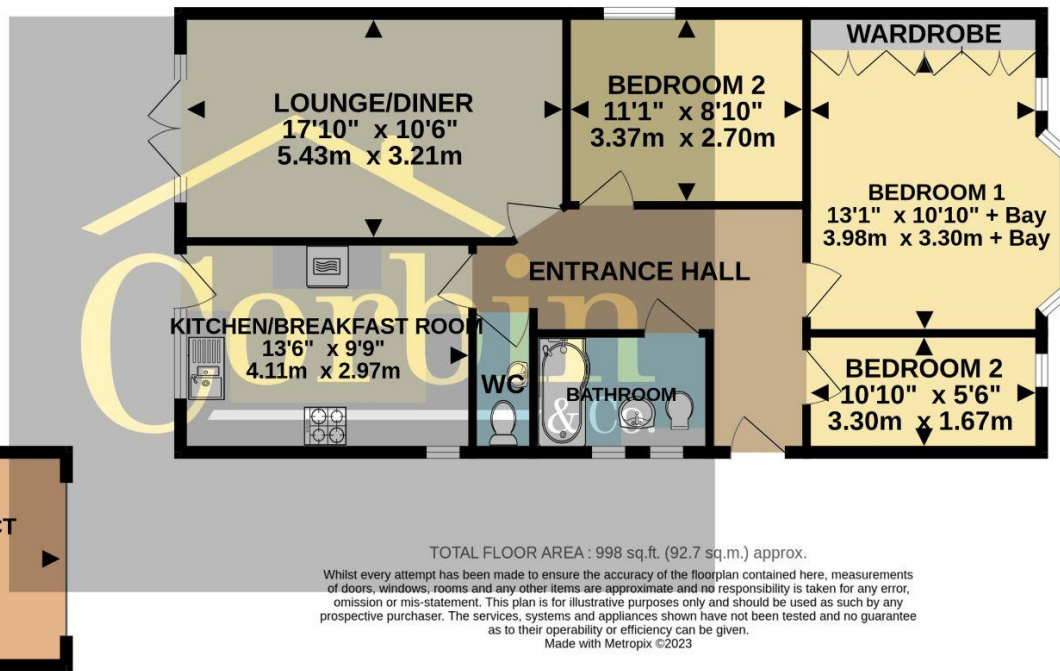
Garage - Lighting and power supply, up and over door, windows to the side and rear aspect.

Agent Notes - All measurements quoted are approximate and for guidance only. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. A buyers Solicitors should verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale. Photographs are for general information only and it cannot be inferred that any item shown is included. The services, fixtures and appliances have not been tested and therefore no guarantee can be given that they are in working order





GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



01202 519761



Corbin & Co , 1567-1569 Wimborne Road, Bournemouth, Dorset, BH10 7BB



sales@corbinandco.com www.corbinandco.com



rightmove
find your happy



Zoopla
Smarter about property

