



Glamis Avenue, Bournemouth, Dorset

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Corbin & Co are delighted to offer for sale this stunning home which has been modernised throughout to a high standard and offers over 1600 sq ft of flexible and versatile accommodation. Located on Glamis Avenue in Northbourne, Bournemouth, BH10 within walking distance to local shops, buses, and picturesque walks along the River Stour. The accommodation comprises of five bedrooms - two on the ground floor & three on the first floor, two eniutes to main and second bedroom, luxurious ground floor bathroom, wow factor lounge/kitchen/dining room & utility room. Off road parking for a number of vehicles, two storage rooms and secluded rear garden. No forward chain. Approaching the property from the road you are greeted by a block paved frontage which provides off road parking for a number of vehicles, the frontage is bound by a low level brick built wall, flowerbed border with hedging, and a raised area laid to shingle. There is gated access to the rear. A uPVC double glazed front door opens into a spacious, welcoming entrance hall which has stairs rising up to the first floor, under stairs storage, and doors leading to the ground floor accommodation. The lounge/kitchen/dining room has to be one of the stand out features of this home, beautifully finished with a range of bespoke navy units with copper detailing, glamorous marble effect quartz worktops, central island with breakfast area and mirrored paneling bouncing the natural light across the room. There is an excellent range of integrated appliances which include a five ring electric hob, double oven, microwave, fridge/freezer and dishwasher. A hidden door leads through to the utility area where you will find additional storage units and space and plumbing far a washing machine and tumble dryer. The complimenting wood effect laminate flooring flows through the open plan style area which is flooded in natural light from the triple aspect windows which look out to both sides and to the rear, with French doors opening out onto a timber sun terrace. There is ample space for a range of living and dining furniture as this room extends to over 21' x 24' maximum.



Across the hallway are two well appointed bedrooms which could be tailored to individual needs. The fourth bedroom is a generous sized double bedroom and enjoys an outlook over the frontage via a feature bay window. The flooring has been laid to wood effect laminate as could be utilised as a reception room if required. Bedroom five also has a feature bay window looking out to the front aspect but has grey carpeting. These are serviced by a luxurious and stylish family bath/shower room which would not look out of place in a high end hotel. Finished with striking marble design wall & floor tiles with inset wooden paneling and shelving. Fitted with a modern white suite incorporating a large low threshold corner shower cubicle, bath with mixer taps and hand shower attachment over, sleek hand basin with vanity storage and shelving, touch control lit mirror and large stainless steel ladder style heated towel rail. On the first floor a large galleried landing has doors leading to the first floor accommodation, a Velux window allows natural light to drench the space. The main bedroom is a spacious double room with a window looking out to the rear aspect over the garden. There are fitted wardrobes and matching bedside cabinets. The en suite bathroom has attractive white marble effect wall and floor tiles, modern white suite comprising of a bath with rainfall mixer taps and hand held shower over, concealed cistern WC, hand basin with waterfall mixer tap over and vanity storage below and Velux window to the side aspect. Bedroom two is a nice sized double bedroom with the benefit of a walk in wardrobe and built in six drawer dresser. A window looks out to the front aspect. The en suite shower room also has attractive white marble effect wall and floor tiles, corner shower cubicle with wall mounted shower, concealed cistern WC, hand basin with waterfall mixer tap over & vanity storage below, and a Velux window to the side aspect. The third bedroom is a small double room enjoying a dual aspect with window to the side and Velux to the rear aspect. There is a block which could be used for a single bed. The rear garden provides a great degree of privacy and seclusion, mainly laid to lawn and enclosed by panelled fencing. A timber pergola with block paving to the rear of the garden makes the perfect entertainment area for Al fresco dining, outdoor entertaining or just to sit and enjoy the garden. Behind the pergola there is a gate leading to a storage area. Abutting the rear of the property is a decked area and to the side there is an extensive paved area. There are two storage rooms, one to the rear which houses the gas boiler, and one to the front which has an up and over door. This amazing home has so much to offer and has to be viewed to appreciate the amount of accommodation it has to offer. To book an appointment to view please call us on 01202 519761.









GROUND FLOOR
1076 sq.ft. (99.9 sq.m.) approx.

1ST FLOOR
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1620 sq.ft. (150.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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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		
(69-80) C	72	81
(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	

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.



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