



Minstead Road, Bournemouth, Dorset



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Asking Price: £415,000

Corbin & Co are delighted to offer for sale this tastefully modernised and extended three bedroom detached bungalow which occupies a sought after corner plot location with sprawling gardens wrapping around to three sides. There is plenty of scope if required and subject to permissions to extend to add additional accommodation. Another stand out feature is driveway parking with double timber gates leading to further parking and a detached garage. Situated in BH10, Ensbury Park within a short walk of a local convenience store and buses into Bournemouth, Poole and Wimborne Town Centres. Approaching this property immediately you are drawn to the large corner plot location with sprawling gardens which hug the property. This sleek looking home has been extended over the years to now offer a sensible sized accommodation, and has undergone a transformation to now offer modern décor throughout. The entrance hall draws you into a sizeable hallway with doors to all principal rooms. There are three good sized bedrooms which are serviced by a modern family bathroom with separate walk-in shower cubicle. The bright and airy lounge/diner to the rear benefits from a dual aspect windows which floods the room in natural light. Off the lounge/diner is a wonderful pitched glass roof conservatory, which gives peaceful views and access out to the rear garden. There is plenty of space for all living and dining furniture. Also to the rear, a modern kitchen comprises an extensive range of wall and base units including integrated fridge/freezer, cooker, hob, washing machine, dishwasher and inset sink with views out to the rear garden. The beautifully landscaped rear garden is mainly laid to lawn with a few select shrubs/tree surrounding and a patio area abutting providing a lovely area for sitting to enjoy the sunshine. A further patio seating area is located towards the rear with timber pergola over. The rear garden gives access to a large detached garage with power and lighting. There are also two timber sheds ideal for storage. To the front, another well kept and landscaped space mostly laid to shingle and hardstanding with a number of shrubs and plants surrounding. Off road parking to the side aspect via a iron gate provides space for a number of vehicles, as well as a set of timber gates leading to further parking and the up and over garage door and carport. To organise your viewing for this stunning home, please call us on 01202 519761. To book an appointment please call us on 01202 519761.



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**VIEWING ARRANGEMENTS**

By Appointment With: Corbin & Co  
Tel: 01202 519761

**OPENING HOURS:**

Mon - Thur 9- 6 Friday 9 - 5 Sat 9 - 4

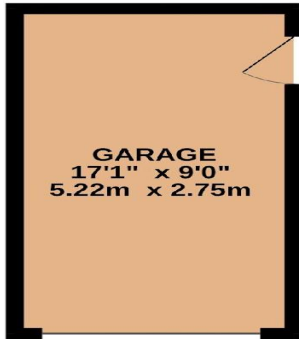
**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

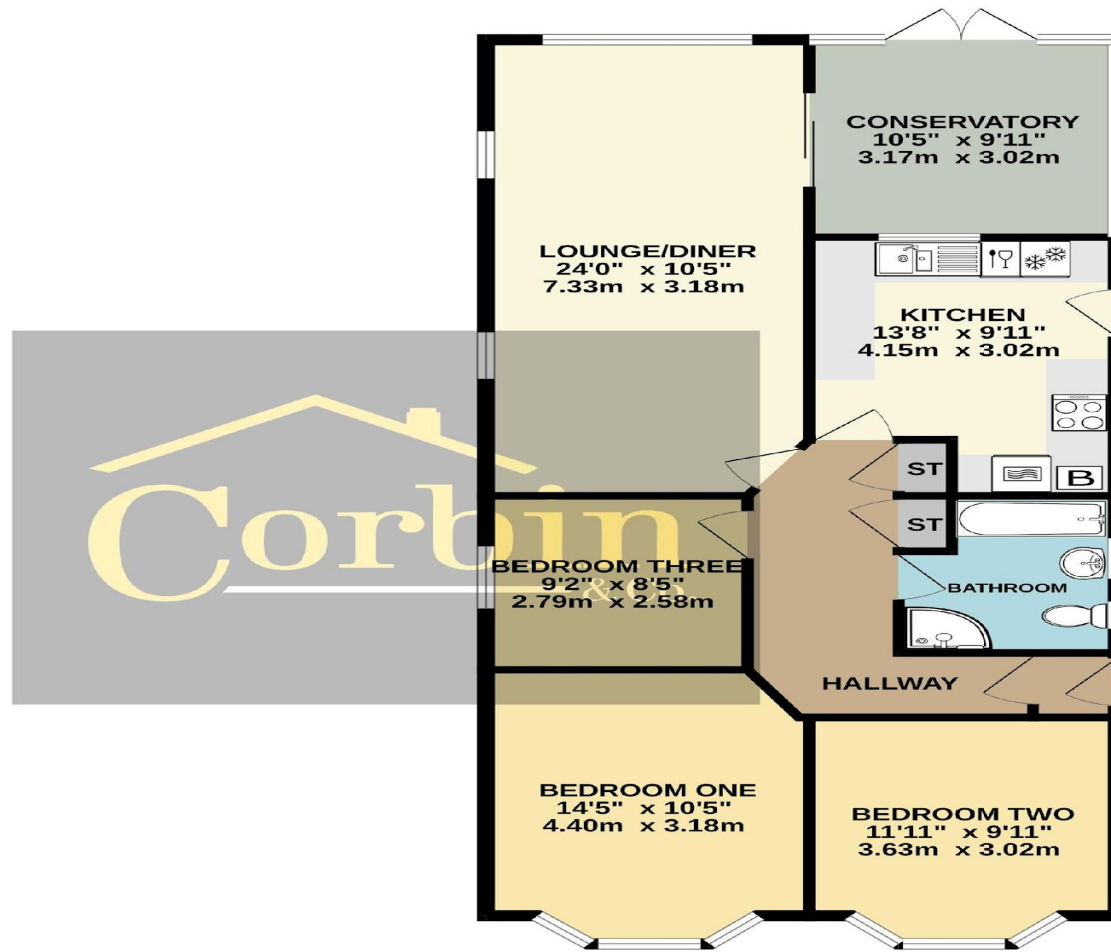
**DISCLAIMER**

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.

GARAGE  
154 sq.ft. (14.3 sq.m.) approx.



GROUND FLOOR  
956 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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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