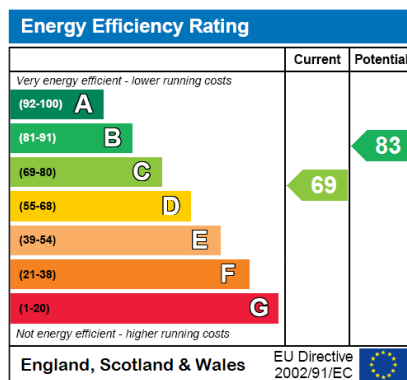




Daws Avenue, Bournemouth, Dorset

Asking Price: £525,000 (Guide Price)

Corbin & Co proudly presents an exceptional corner plot property that seamlessly combines modern comfort with versatile spaces, making it an ideal setting for luxurious living and entertaining. Situated in the sought-after BH11 area of Wallisdown, this residence offers the convenience of being within walking distance to local amenities, schools, shops, buses, and serene walks through the nearby nature reserve. Positioned on a corner plot, this stunning home is enveloped by gardens on three sides, creating an oasis of privacy and tranquility. The property boasts ample off-road parking, effortlessly accommodating multiple vehicles. Stepping inside, you're immediately welcomed by a grand and inviting entrance hallway, setting a sophisticated tone for the entire residence. The spacious dual-aspect lounge is bathed in natural light, accentuating the elegant and captivating feature fireplace. Through French doors, the interior seamlessly extends to an enclosed and inviting entertainment area. Complete with a luxurious hot tub and a convenient bar, this space is the epitome of an ultimate venue for hosting gatherings with friends and family. For those with a passion for culinary excellence, the modern kitchen/breakfast room is a dream come true. Highlighted by a central island serving both as a functional workspace and a social hub, it's perfectly designed for both cooking and mingling. The adjacent generous utility room enhances practicality and offers additional storage options. The flexible dining room, which could easily be transformed into a fourth bedroom, enjoys a dual aspect with a front-facing window and direct access to the garden, seamlessly blending indoor and outdoor living. An additional reception room provides a serene retreat overlooking the enchanting garden. Adding to the convenience, a well-appointed ground floor cloakroom caters to the needs of residents and guests alike. Venturing to the upper level, a spacious landing serves as an ideal home office space, catering to the needs of remote work. The three generously-sized double bedrooms exude comfort and tranquility. The main bedroom stands as a true sanctuary, featuring a walk-in wardrobe designed to accommodate your storage requirements, as well as an en suite shower room that offers both privacy and luxury. The family bathroom is thoughtfully designed for relaxation, boasting a bath and a separate shower cubicle. Beyond the interiors lies an enchanting outdoor haven - an enclosed garden providing a serene backdrop for outdoor enjoyment. Furthermore, a converted garage offers three distinct areas, including a convenient kitchenette. Currently housing a childminding business, this space is adaptable and can easily transform to suit your personal preferences and requirements. To sum it up, Daws Avenue presents a stunning residence that effortlessly blends contemporary design, spacious living, and endless opportunities for personalization. Whether you're in search of a luxurious family abode or a versatile business space, this property is poised to bring your unique vision to life. To arrange a viewing, don't hesitate to contact us at 01202 519761. Your dream home or business endeavor awaits!



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

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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.



TOTAL FLOOR AREA : 1836 sq.ft. (170.6 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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