



Kingsbere Avenue, Bournemouth, Dorset

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£425,000 (Guide Price)



Corbin & Co are delighted to present this beautifully extended detached bungalow, the epitome of comfortable and convenient family living. Prepare to be captivated by the stunning features this property has to offer. The moment you arrive, you'll be impressed by the block paved frontage and driveway, providing ample off-road parking for you and your guests. Step through the enclosed entrance porch, and as you enter the spacious and welcoming hallway, you'll immediately feel at home. To your left, two double bedrooms beckon, boasting bay windows that flood the rooms with natural light. These bedrooms also include fitted wardrobes, ensuring plenty of storage space. The main bedroom is a true sanctuary with its own en-suite bathroom, where ultimate relaxation awaits. Adjacent, a versatile third bedroom welcomes you. While currently utilized as a utility room, it can effortlessly be converted back to a bedroom, tailored to your needs. You'll also find a family bathroom near the bedrooms, perfect for indulging in a refreshing bath or a quick energizing shower. As you continue exploring, the 'L-Shaped lounge/diner will capture your imagination. Bathed in light from its triple aspect, this airy space offers ample room for your desired living and dining furniture. The centerpiece of this space is a charming feature fireplace, adding a touch of elegance and warmth to your gatherings. Prepare culinary delights in the kitchen/breakfast room, complete with a convenient breakfast bar. High-quality finishes await as you take advantage of the integrated double oven, Smeg four-ring gas hob, and cooker hood. There's also generous space for your under counter fridge, freezer, and dishwasher, ensuring practicality combines seamlessly with style. Experience the joy of outdoor life in the expansive rear garden, a serene oasis awaiting your personal touch. Boasting a lush expanse of well-maintained lawn and delightful flower bed borders, this garden provides the perfect backdrop for relaxation and play. Imagine hosting summer barbecues or unwinding on the block paved patio, just moments away from the property. To top it off, a large timber storage shed awaits at the top of the garden, ready to accommodate all your gardening tools and extras. Beyond the bounds of your enchanting haven, discover the flourishing community and places of interest within easy reach. Embrace the convenience of local shops, buses, and amenities mere footsteps away. Nature enthusiasts will cherish being close to Slades Farm, an expansive green haven offering idyllic open spaces, dog-friendly areas, a play park, skate park, and even a velodrome. For a dose of vibrant city life, a short car journey will take you to Bournemouth and Poole Town Centres, bursting with an array of shopping, dining, and cultural experiences. Located in the catchment area for St Marks School, this property offers an exceptional education opportunity to nurture young minds. Don't miss out on the chance to call this tastefully presented bungalow your own oasis. Contact us on 01202 519761 now to arrange a viewing and step into your future home at Kingsbere Avenue, Bournemouth.





Approx Gross Internal Area
114 sq m / 1232 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 | | | 79 |
| (55-68) D | | 61 | |
| (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.

🕒 OPENING HOURS

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

☎️ **01202 519761**

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