



**Burgess Close, Bournemouth, Dorset**

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**Asking Price £359,950**



Corbin & Co would like to welcome you to Burgess Close, Kinson, Bournemouth, BH11 - Prepare to be captivated by this well-presented detached house built in the 1990s. Nestled in a peaceful cul-de-sac location, this property offers the perfect blend of comfort, convenience, and charm. As you approach the house you are welcomed by the ample off road parking, providing space for a number of vehicles - a rare find in this area. Step inside and be greeted by a warm and inviting lounge/diner, complete with panoramic front aspect views. It's the ideal spot to relax and watch the world go by. Every culinary enthusiast's dream awaits in the spacious kitchen/breakfast room. Ample storage, generous worktop space, and room for a range of appliances complemented by a designated area for a table and chairs.

Open the door and step out onto the rear garden, a private haven perfectly suited for alfresco dining and entertaining friends and family. Don't miss the conveniently located ground floor WC, designed for your ease and convenience. Moving to the first floor, you'll discover three well-appointed bedrooms - two doubles and one single. The main bedroom treats you to the luxury of full height four sliding door wardrobe storage cupboards, ensuring your belongings are neatly organized. The second bedroom boasts an idyllic front aspect outlook, while the delightful single bedroom enjoys enchanting views of the front as well. The property also features a modern family bathroom where you can indulge in relaxation after a long day.

Outside, the rear garden welcomes you with its lush lawn, while the paved patio area adjacent to the house is a perfect spot to unwind and enjoy the fresh air. A brick boundary wall to the rear and mature conifer hedging offer privacy and a touch of tranquility. But the delights don't end there.

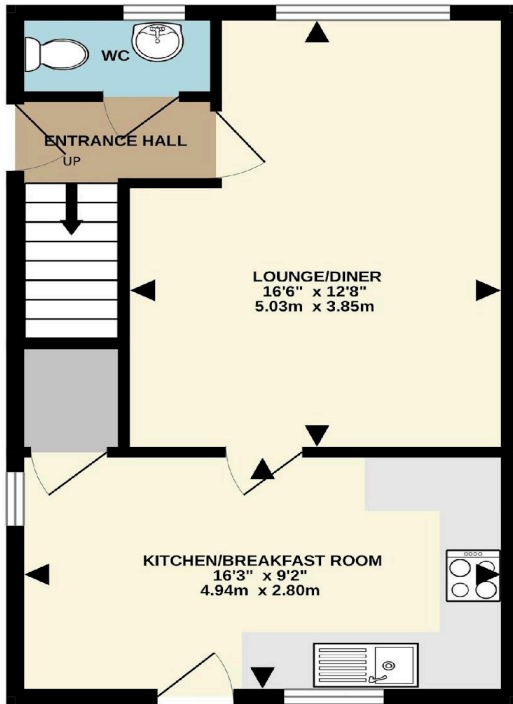
This property boasts a highly sought-after location within walking distance of a supermarket, retail park, and local schools. For nature lovers, the nearby heathland walks and local nature reserve provide endless moments of exploration. When it's time for urban adventures, fear not - Bournemouth and Poole town centres are just a short car journey away. Also within easy reach is Kinson High Street, with its diverse range of eateries, amenities, coffee shops, leisure centre, and supermarket.

Measuring at an impressive 850.8 sq ft, this property is more than a home, it's a lifestyle. Whether you're starting a family, seeking a peaceful retreat, or looking for convenient access to city life, this property offers it all. Don't just imagine the exceptional living experience awaiting you - come and see it for yourself. Contact us today on 01202 519761 to arrange your viewing.

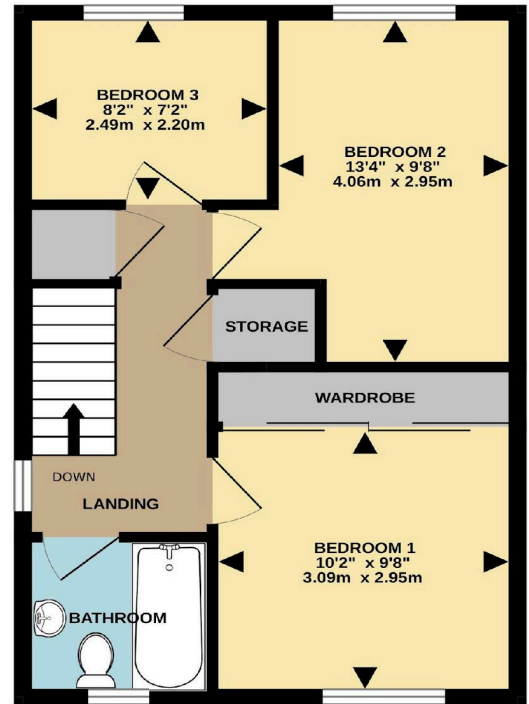




GROUND FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.

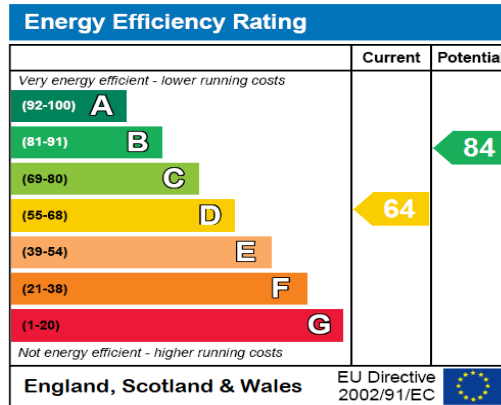


TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.

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.



## 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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