



King John Avenue, Bournemouth, Dorset

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Asking Price £425,000



Corbin & Co are delighted to welcome you to this charming detached chalet style bungalow. Built around 2003, this well-presented property offers a blend of modern convenience and versatile accommodation that can easily be tailored to individual needs. Located on King John Avenue, Bearwood, BH11.

Approaching the property, you are greeted by double metal gates leading to off-road parking, an integral garage with an electric roller door, and the inviting front door. Upon entering, the welcoming entrance hall sets the tone for the rest of the home, with doors leading to the ground floor accommodation and stairs rising to the first floor.

The modern kitchen/breakfast room is a bright and airy space, equipped with a range of matching wall and base units, an integrated double oven, electric hob, semi-integrated dishwasher, and space for a washing machine and upright fridge/freezer.

The beautiful dual aspect lounge/diner features a focal point fireplace and French doors opening onto the secluded rear garden, perfect for outdoor entertaining or simply relaxing. The main bedroom boasts a dual aspect, fitted wardrobes, and a spacious en-suite shower room. The remaining three double bedrooms offer versatility, with one currently set up as a dining room, and another with a walk-in wardrobe/storage/hobbies room. The family bathroom is modern, spacious and bright, complete with a useful storage cupboard.

With gated access to the side of the property leading to the rear garden, this outdoor space is a low-maintenance haven for al-fresco dining or enjoying the outdoors. Located in the sought-after Bearwood area, residents can enjoy a peaceful and family-friendly neighbourhood with easy access to a range of amenities. Local shops, schools, parks, and recreational facilities are all within close proximity, offering convenience and leisure opportunities for all.

Don't miss the opportunity to view this well-presented property on King John Avenue – contact us now on 01202 519761 to arrange a viewing and discover all that this home and its surroundings have to offer. This could be the perfect place for you to call home.





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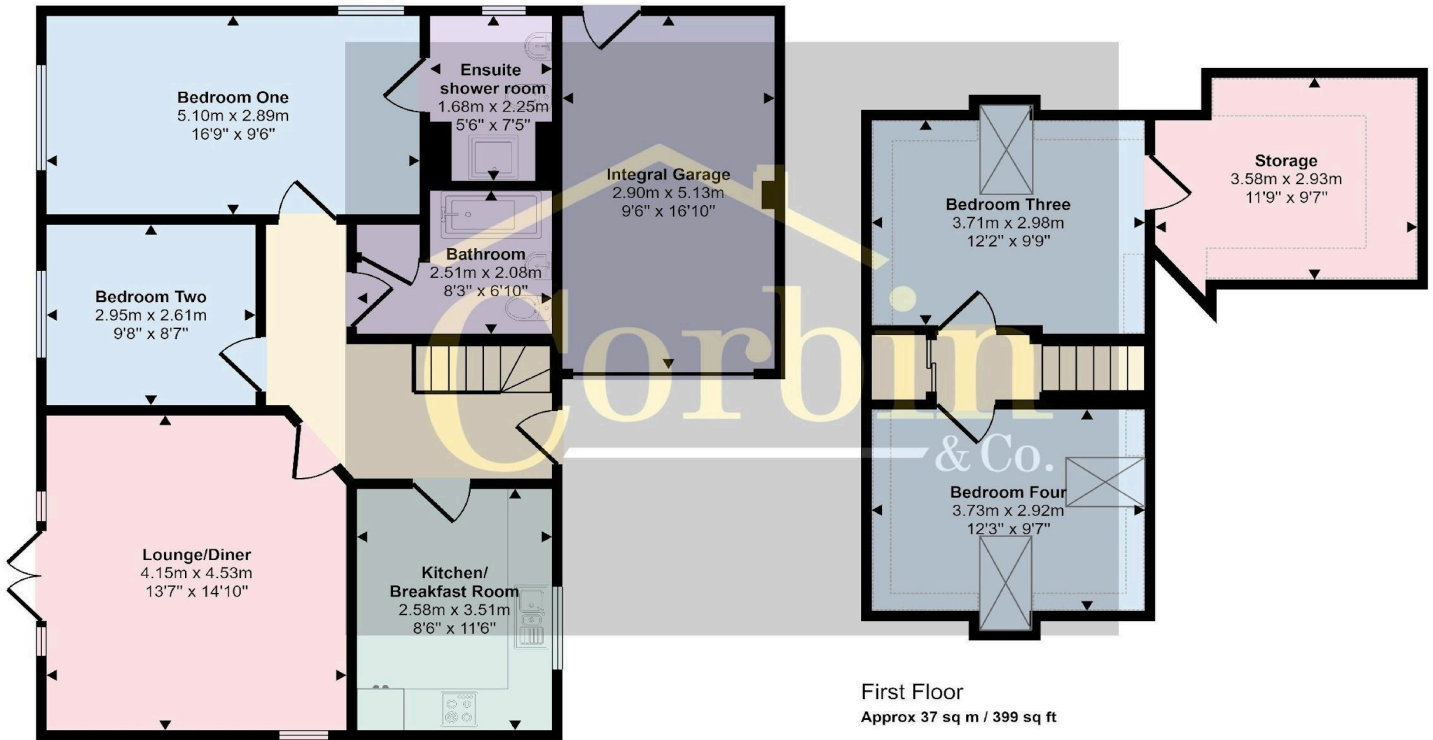


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Approx Gross Internal Area  
124 sq m / 1336 sq ft



Ground Floor  
Approx 87 sq m / 937 sq ft

Denotes head height below 1.5m

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.



## 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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