



Paddington Grove, Bournemouth, Dorset

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Guide Price **£375,000**



Corbin & Co are delighted to introduce this stunning brand new, sleek and stylish detached bungalow located in the popular residential area of Paddington Grove, Bournemouth, BH11.

This unique property has been designed to maximize usable space and is finished to a high standard throughout with meticulous attention to detail. Set back from the road, it offers an off-road parking space at the front.

As you enter the property, you are greeted by a spacious entrance hall with a vaulted ceiling. The lounge/kitchen/diner is truly stunning with its feature vaulted ceiling, modern sleek kitchen, TV paneling, and French doors opening onto the courtyard, perfect for hosting gatherings with friends and family.

The property boasts two generously sized double bedrooms, with the main bedroom enjoying a light and airy dual aspect with doors opening onto the courtyard garden. Both bedrooms have access to a stylish family bathroom and the main bedroom benefits from a luxury en-suite shower room.

Additional features of this property include underfloor heating throughout, a separate utility room with wall-mounted storage cupboards, and space for a washing machine and dryer.

Conveniently located near Turbury Retail Park, residents will have easy access to a selection of high street shops, DIY stores, supermarkets, and other amenities. For those who enjoy golfing, Knighton Heath Golf Course is just a short distance away, while Canford Heath Nature Reserve offers picturesque walks. If dining out is your preference, Miller & Carter is also close by. Don't miss this opportunity to view this brand new, ultra-modern property offering 873 sq ft of living space. Contact us today on 01202 519761 to arrange a viewing.





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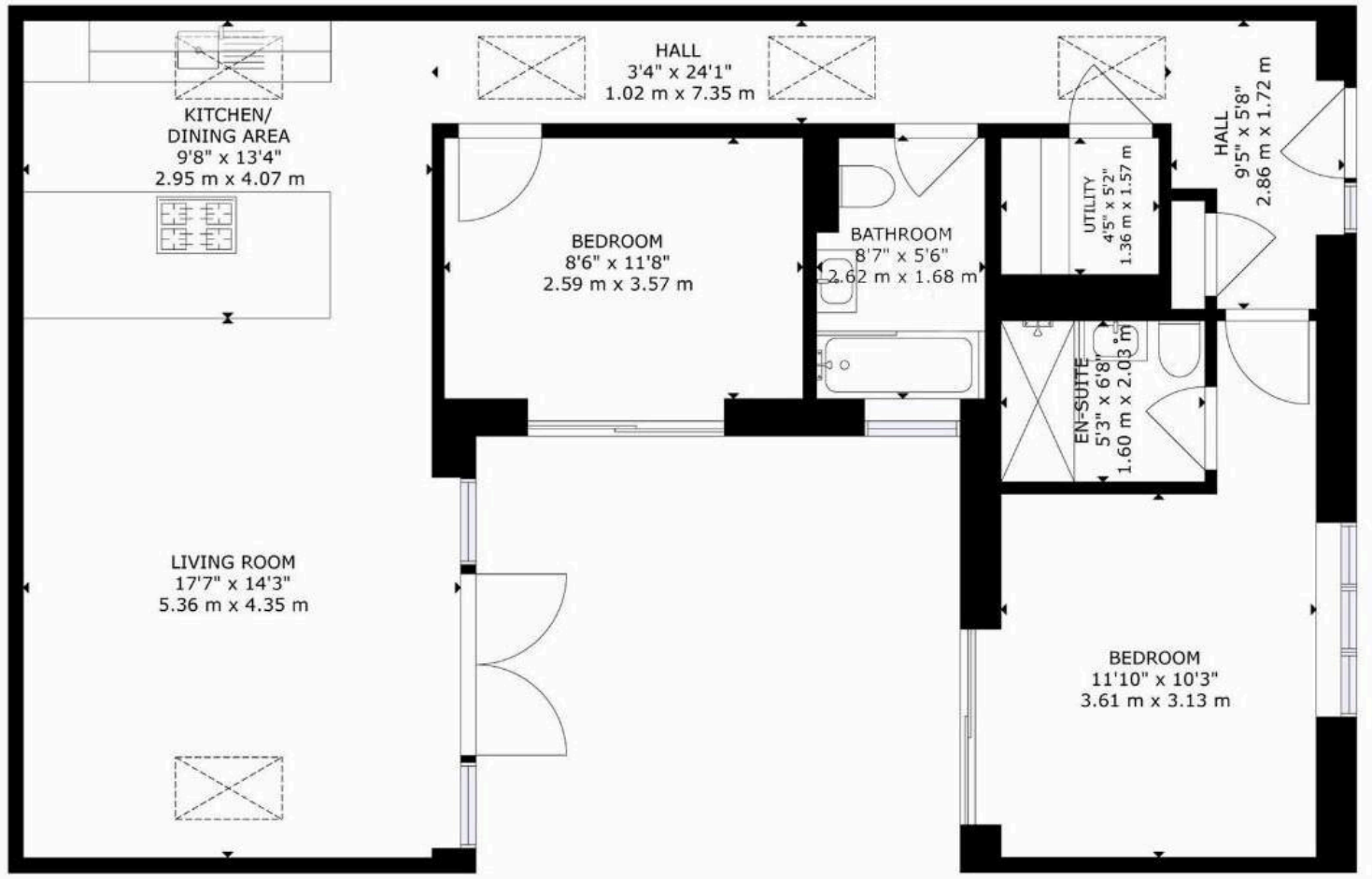
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## Energy Performance Certificate

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		81	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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