



Teal Close, Bournemouth, Dorset

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Asking Price £350,000



Corbin & Co are delighted to offer for sale this stunning modern-style detached family home nestled in cul-de-sac in the sought-after BH11 area of Bournemouth, Dorset.

This exquisite property boasts off-road parking for two vehicles and is ideally situated close to local schools, parks, shops, and amenities, making it a perfect choice for families. Upon entering, you are greeted by a spacious dual-aspect lounge and dining area that seamlessly overlooks the secluded rear garden. This inviting space is perfect for both relaxing and entertaining, offering ample natural light and a harmonious connection to the outdoors.

The modern kitchen, also dual-aspect, is a chef's delight. It features an array of storage solutions and generous worktop space, making meal preparation a breeze. Its thoughtful design ensures a delightful cooking experience.

Upstairs, the property offers three generously sized bedrooms. The main bedroom is a serene retreat, benefiting from a dual aspect that fills the room with light and offers a tranquil ambiance. The second bedroom is equally impressive with a built-in wardrobe providing convenient storage solutions. The third bedroom overlooks the charming rear garden, offering a peaceful setting for a child's room or home office. The family bathroom has been recently refurbished to a high standard, offering a luxurious space to unwind. With modern fixtures and fittings, it exudes contemporary elegance and comfort.

The rear garden is a private haven, featuring a formal lawn, timber decking with pagoda, and a patio area abutting the rear of the property. It's an ideal spot for alfresco dining, barbecues, or simply enjoying the outdoors in seclusion. The garden also offers gated access to the front of the property, adding to its convenience and security.

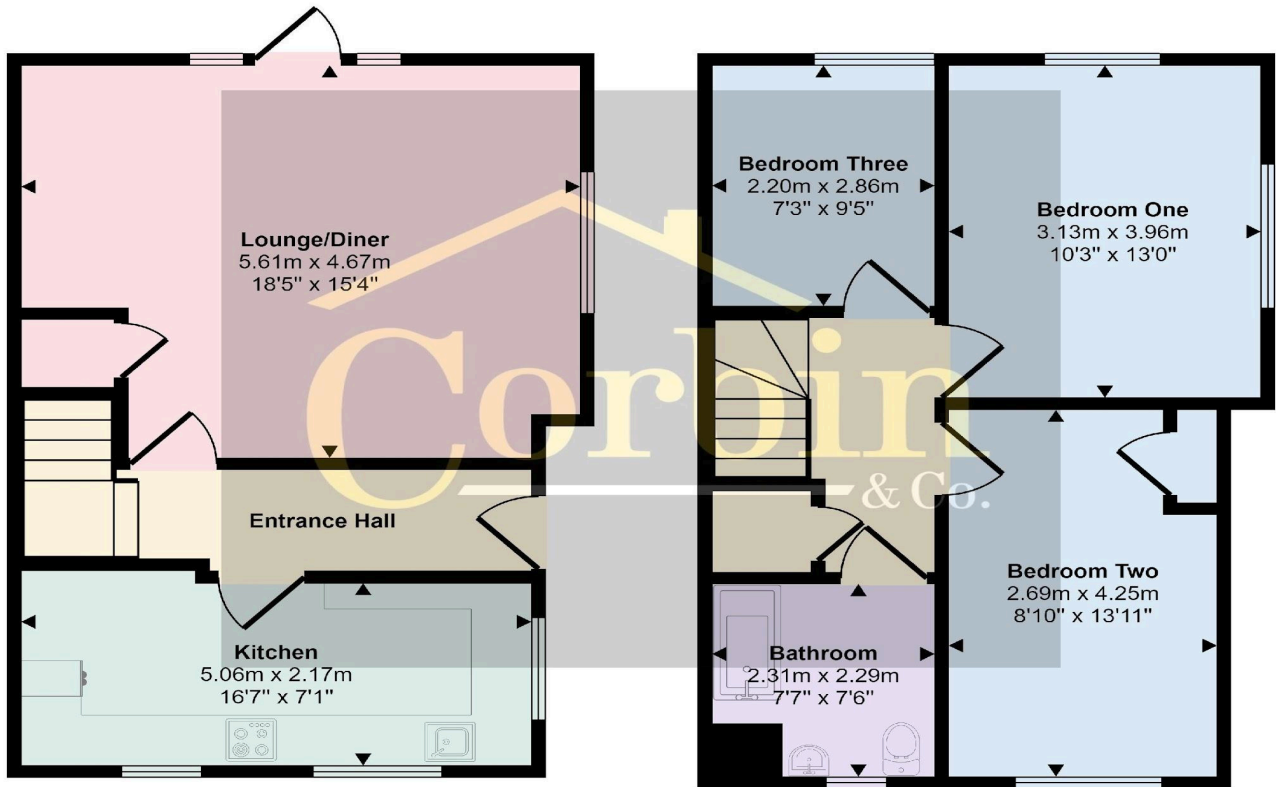
Teal Close is located close to local schools catering to all ages, making the morning school run effortless. Nearby parks, open field, local shops, and regular bus services enhance the convenience of this location. A short drive away, you'll find the Turbury Retail Park and the vibrant centers of Bournemouth and Poole, along with their stunning beaches, providing endless opportunities for shopping, dining, and leisure activities.

This property combines modern living with a prime location, making it an ideal family home. To book an appointment please call us on 01202 519761.





Approx Gross Internal Area
89 sq m / 956 sq ft



Ground Floor
Approx 44 sq m / 479 sq ft

First Floor
Approx 44 sq m / 478 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			
(55-68) D			
(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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