



Corbin & Co.

Corbin

Corbin

Runnymede Avenue, Bournemouth, Dorset

4 2 2

Asking Price £425,000



Corbin & Co are delighted to present this beautifully extended family home, perfectly suited for flexible and versatile living. Offering three/four bedrooms, two/three reception rooms, family bathroom, en-suite shower room and ground floor WC. Situated on a desirable corner plot, this property boasts meticulously maintained gardens that wrap around three sides, along with a driveway offering off-road parking for two to three vehicles, garage and workshop/utility room.

As you approach this charming home, its undeniable kerb appeal draws you in. A paved pathway leads to the front door, flanked by neatly manicured lawns and established flowerbeds, with a quaint wooden picket fence marking the front boundary. Upon entering through the entrance porch, you are greeted by a wide, welcoming hallway with stairs leading to the first-floor landing.

The ground floor features a spacious garden room, ideal for a home office, additional reception space, or even a ground-floor bedroom with sliding doors opening onto the rear garden. Opposite, the large lounge, bathed in natural light from the front window, includes a focal point fireplace and the potential to serve as a lounge/diner. Adjacent to the lounge is another reception room currently used as a dining room, which could also function as a second lounge or bedroom, with French door opening to the rear patio and garden.

At the heart of this home is a generously sized dual-aspect kitchen/breakfast room, complete with ample storage and worktop space. This room comfortably accommodates kitchen appliances and a table and chairs, making it perfect for family meals, culinary creations, or romantic dinners. There is also a large larder ideal for additional storage. A door from the kitchen leads to the side garden, and a convenient cloakroom completes the ground floor.

Upstairs, a spacious landing connects to the first-floor accommodations. The main bedroom features built-in wardrobes and an en suite shower room. The second bedroom is a sizable double with built-in wardrobes and a vanity sink unit. The third bedroom, a single, includes a built-in storage cupboard, and all are serviced by a modern family bathroom. There is also an airing cupboard with hot water cylinder.

One of the standout features of this home is its pristine, well-maintained gardens. The side garden, secluded by a mature hedge, is primarily lawned with a patio area and pathway. A large timber storage shed is discreetly positioned in one corner, with gated access to both the front and rear. The rear garden is paved with a central flowerbed, and the workshop, with potential for various uses, is attached to the single garage, both equipped with lighting and power. The block-paved driveway provides ample off-road parking.

To truly appreciate the exceptional position and accommodation this home offers, a viewing is essential. To book an appointment, please call us at 01202 519761.

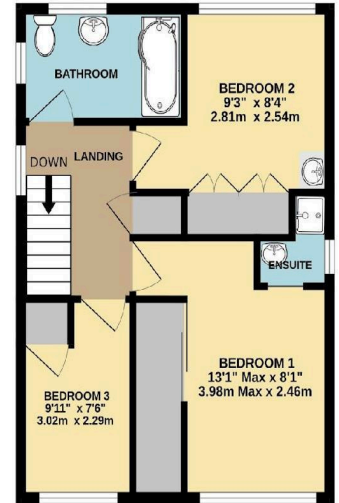
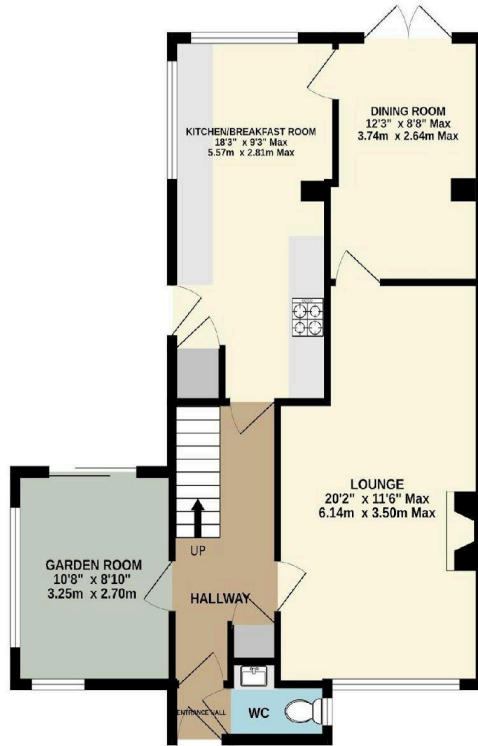
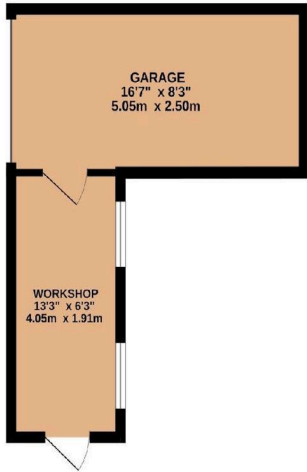




OUTBUILDINGS NOT SHOWN IN POSITION
218 sq.ft. (20.3 sq.m.) approx.

GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.

1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1321 sq.ft. (122.7 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.
Made with Metropix ©2024

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

🏠 Corbin & Co , 1567-1569 Wimborne Road, Bournemouth, Dorset, BH10 7BB

✉ sales@corbinandco.com

