



Barnes Crescent, Bournemouth, Dorset

3 **2** **2**

Asking Price £489,950



Corbin & Co are pleased to introduce this extended detached family home, located on a sought after corner plot in a quiet crescent in Ensbury Park, Bournemouth.

This impressive property has been cherished by one family for 27 years and is now making its debut on the market! Upon arrival, you are greeted by a low maintenance shingle driveway providing convenient off-road parking. To the side, a set of timber gates open up to an additional side plot of garden, offering potential for extra parking spaces if required.

Stepping through the front door, a spacious hallway leads to all ground floor rooms and a staircase to the first floor. The front of the property boasts a generously sized lounge with a feature bay window, which can also be utilised as a fourth double bedroom if desired, thanks to the presence of a second reception room and a downstairs shower room. The shower room offers a walk-in shower cubicle, WC, and hand wash basin. One of the highlights of this home is the fabulous double storey extension at the rear, comprising an open plan dining room/kitchen on the ground floor. The dining space is versatile and can be transformed into a second sitting room, while the kitchen provides ample storage and work surfaces. A lean-to conservatory off the kitchen, then provides access to the rear garden.

Upstairs, the landing leads to the main double bedroom at the front, complete with built-in wardrobes and a bay window. The extension has enlarged the two rear bedrooms, both spacious doubles. A central bathroom, in need of modernisation, services all bedrooms.

The true gem of this property is the extensive outside space, occupying a large corner plot offering endless possibilities for customisation. Currently landscaped with a blend of patio, bark, lawn and shingle, surrounded by timber fences for privacy.

The detached outbuilding is a valuable asset which could be used as home gym, office, games room, bar, or annex space. Additional storage is accessed separately from the garden.

Located in a peaceful and sought-after street in Ensbury Park, this home is in proximity to esteemed schools such as Hill View School, Winton and Glenmoor Academies.

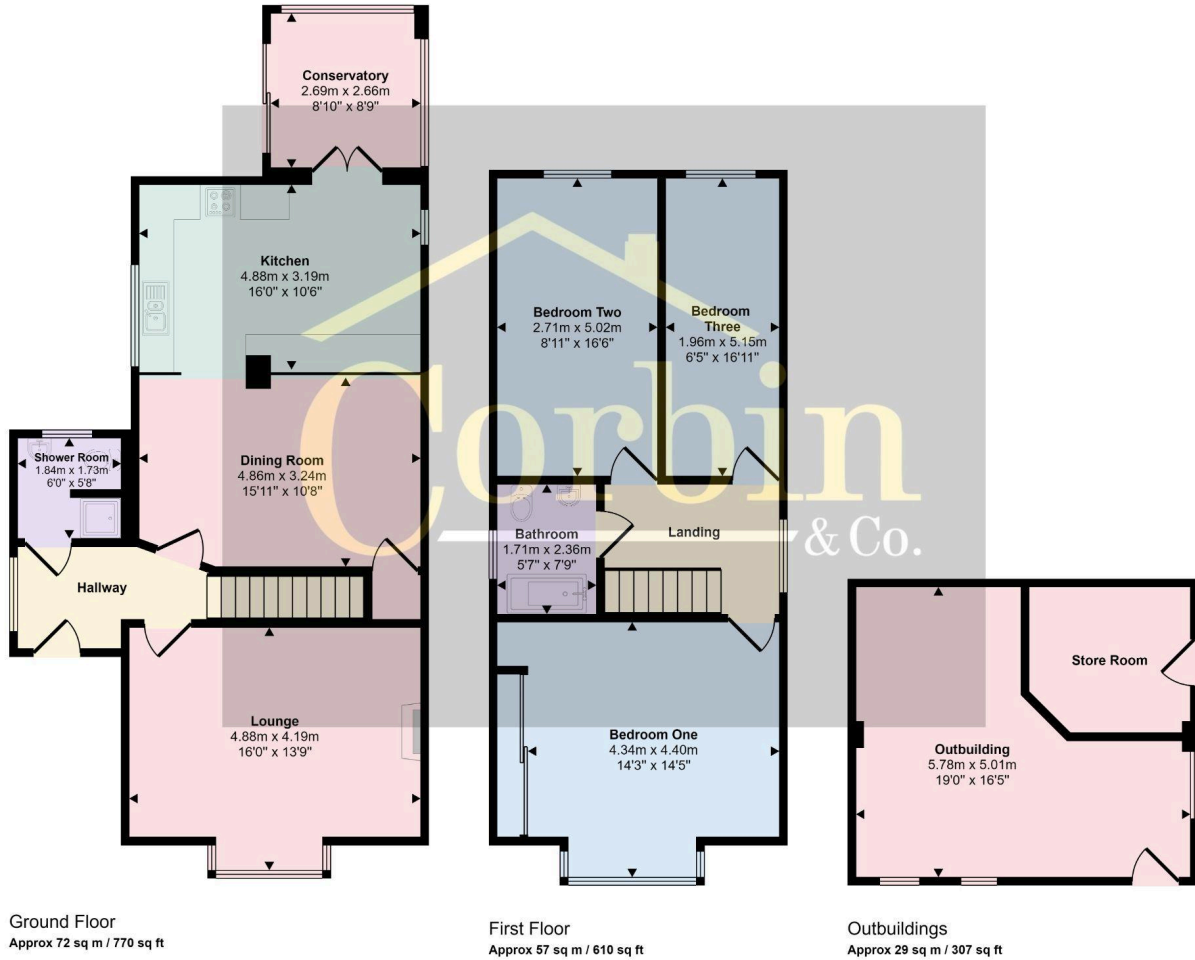
Enjoy convenience with local shopping options at Hill View, Columbia Road, or a short drive to Kinson and Wallisdown for a variety of shops and easy access to bus routes. Please call us on 01202 519761 to organise your viewing.







Approx Gross Internal Area
157 sq m / 1687 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			77
(55-68) D		60	
(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**

