



Alderley Road, Bournemouth, Dorset, BH10 6DY

Asking Price £475,000



**NORTHBOURNE \* EXTENDED AND RENOVATED DETACHED BUNGALOW \* THREE DOUBLE BEDROOMS \* SHOW HOME CONDITION \* FABULOUS OPEN PLAN KITCHEN/DINER/LOUNGE WITH DOORS TO SOUTH FACING GARDEN \***

Situated in the sought-after Northbourne area of Bournemouth, this stunning three double bedroom bungalow is truly a hidden gem. Boasting a modern design this property has been extended and meticulously renovated to a quality specification to create a stylish and comfortable family home.

The property features a contemporary kitchen with integrated appliances, a southerly facing rear garden with a sandstone patio area, and ample front parking offering the perfect blend of modern amenities and charm.

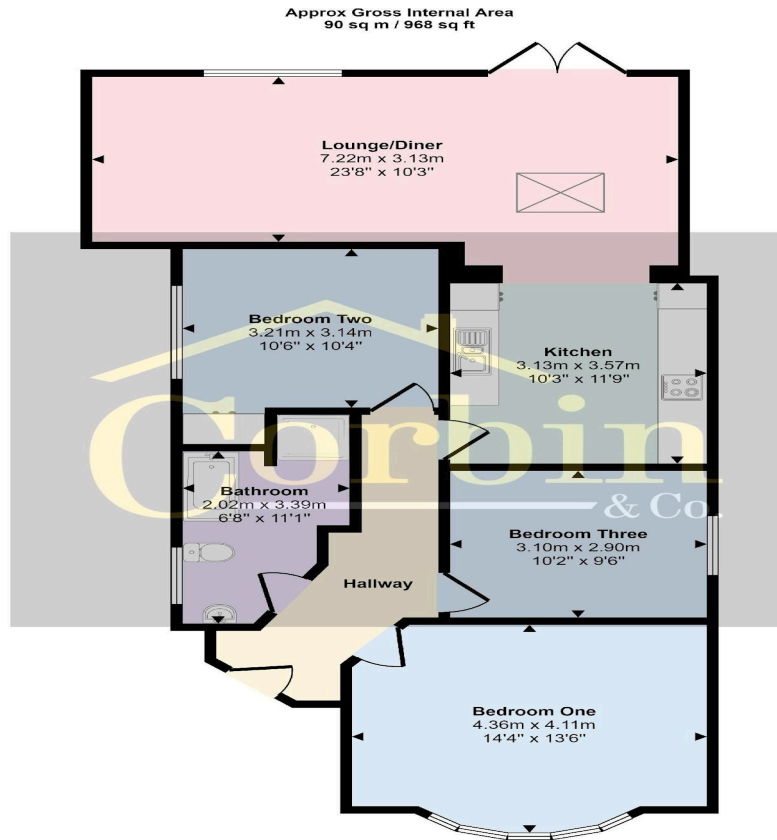
The Alderley Road location provides a peaceful residential setting, yet is close to a variety of local amenities. Within easy reach, you'll find shops, cafes, a Tesco supermarket, and Pelhams Leisure Centre—all perfect for everyday convenience. Plus, with regular bus routes nearby, commuting to Bournemouth and Poole is a breeze. The River Stour is also within walking distance providing peaceful riverside walks.

Inside, the bungalow offers a spacious lounge/kitchen/diner area, perfect for entertaining or relaxing with family. The three well-proportioned bedrooms provide ample space for all, while the modern bathroom adds a touch of luxury. Outside, the property features a gravel driveway with parking for multiple cars, as well as a beautifully landscaped south-facing garden complete with a wood-built garden shed.

Offering comfort, style, and convenience, this immaculate three-bed bungalow is the perfect family home to appreciate all that this home has to offer call today to arrange your viewing.







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) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>72</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			
<b>England, Scotland &amp; Wales</b>		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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