



Corbin  
& Co.



Corbin  
& Co.



Corbin  
& Co.

Hood Close, Bournemouth, Dorset

4 2 1

Offers in excess of **£400,000**



Corbin & Co are pleased to present this spacious and well-appointed four-bedroom detached family home, located in a tranquil cul-de-sac in the highly desirable Wallisdown area. Offering a blend of versatile living spaces, modern amenities, and an enviable position within the St. Mark's School catchment area, this property is the perfect choice for families seeking both comfort and practicality. With the added benefit of no forward chain, it provides a smooth and hassle-free option for prospective buyers.

As you approach, the property impresses with a well-maintained front garden, predominantly laid to lawn, and a driveway offering off-road parking for at least three vehicles, as well as access to the integral garage. The entrance porch, featuring a quarry-tiled step and outside lighting, provides a welcoming entrance. Inside, the entrance hall exudes a bright and modern feel with tiled flooring, a central heating radiator, and inset spot lighting.

The spacious lounge (15'7"x14'11") is a highlight of the home, benefiting from a large woodgrain effect uPVC double-glazed bow window that floods the room with natural light. Thoughtfully designed for both relaxation and functionality, the lounge features existing fireplace and gas supply point, coved and plastered ceilings, wall light points, and TV aerial connection. An elegant arched opening leads to the adjoining dining room, complete with a serving hatch to the kitchen and uPVC double-glazed patio doors that open directly onto the rear garden—ideal for family meals or entertaining.

The modern kitchen offers both style and practicality, featuring a circular stainless steel sink and drainer, a comprehensive range of floor and wall-mounted cupboards, and complementary woodblock effect worktop surfaces. Equipped with a gas cooker connection, a 30amp electric cooker supply point, stainless steel cooker hood, and ceramic tiled flooring, the kitchen also benefits from a uPVC double-glazed window overlooking the garden. An archway leads to the utility room, which adds further convenience with space and plumbing for a washing machine, dishwasher, and tall fridge/freezer, along with direct garden access.

Off the inner hallway, you'll find a downstairs cloakroom, fitted with a vanity wash hand basin, low-level WC, and a frosted uPVC double-glazed window.

Upstairs, the first-floor landing provides access to four well-proportioned bedrooms, each designed for comfort. The main bedroom (12'6 x 12'1") features a built-in double wardrobe and overlooks the front garden through a woodgrain effect uPVC double-glazed window. The second bedroom (11'5" x 9'1") enjoys views over the rear garden and includes built-in storage and an airing cupboard. The third and fourth bedrooms are equally well-sized, offering additional built-in storage and garden views.

The family bathroom is both modern and elegant, boasting part-tiled walls, a panelled bath, a fully tiled shower cubicle with a waterfall-style shower, and a heated towel rail.

The south-westerly facing rear garden offers an ideal setting for relaxation and outdoor entertaining, with a decking area covered by a metal pergola. The garden is predominantly laid to lawn, complemented by well-stocked flower and shrub borders, and enclosed by wood panelled fencing for privacy. There's also a timber storage shed and convenient access to the front via a wrought iron side gate.

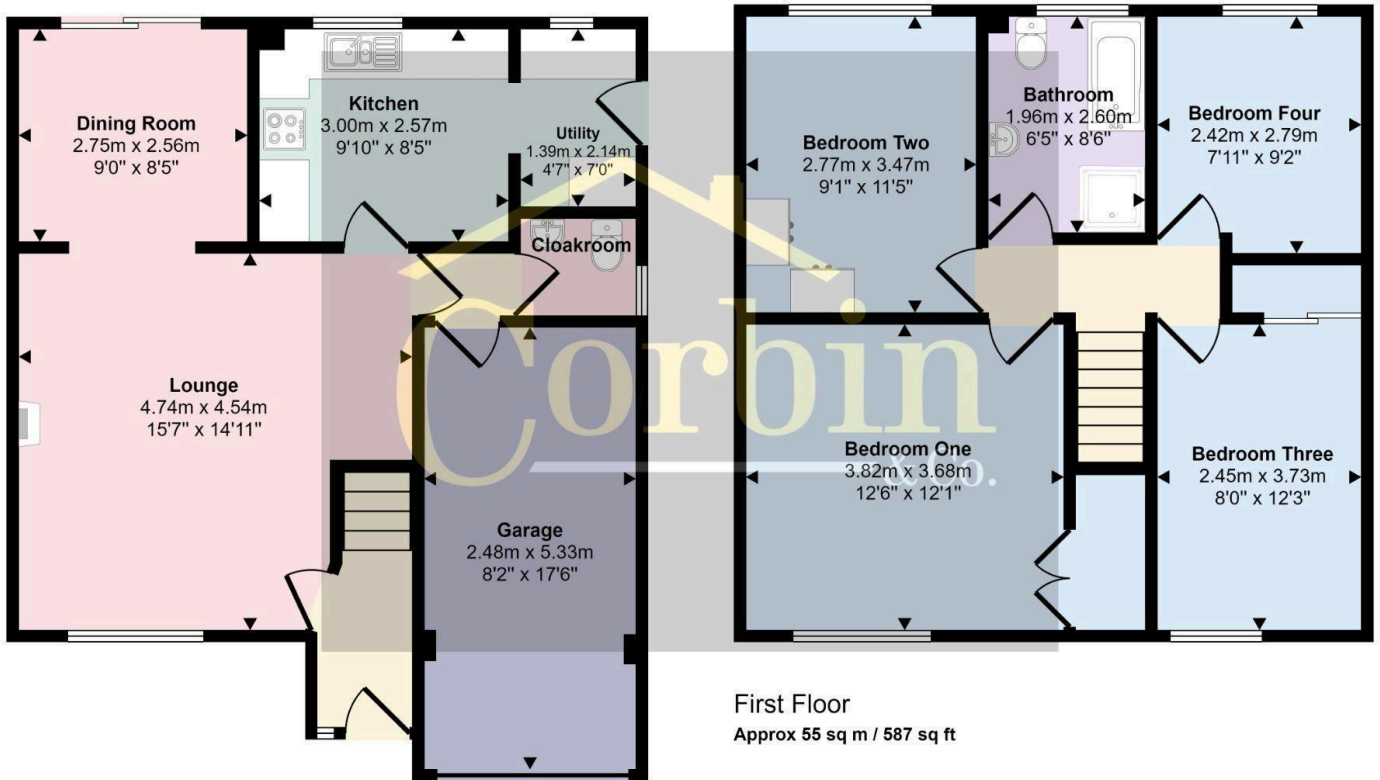
Additionally, the property includes an integral garage, complete with electric light & power, and housing the conventional gas central heating & hot water condensing boiler comprising a condensing boiler, radiators, heating controls, a hot water cylinder, a cold water storage cistern plus a feed, and an expansion cistern. Subject to planning, the garage presents an opportunity for conversion into an additional bedroom, study, or home office if required.

This fantastic family home offers tremendous potential. Viewing is highly recommended to truly appreciate the size and scope on offer. Contact us today on 01202 519761 to arrange your appointment.





Approx Gross Internal Area  
114 sq m / 1223 sq ft



Ground Floor  
Approx 59 sq m / 636 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	80
(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

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

✉️ sales@corbinandco.com

