



Northbourne Avenue, Bournemouth, Dorset

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Asking Price **£550,000**



Corbin & Co are delighted to present for sale this substantial and well-proportioned detached 1930s family home, spanning three spacious floors. Nestled on a popular, tree-lined avenue in BH10, this charming property is just 300 yards from local convenience stores and enjoys regular bus routes into Bournemouth and Poole town centres. Picturesque riverside walks are located nearby, and the local Carvery offers a perfect spot for a Sunday roast.

This impressive home features four bedrooms. Three of these bedrooms are located on the first floor and are serviced by a family bathroom. The fourth bedroom is a converted dual-aspect loft room on the second floor, accessible via a continuation of the staircase, and includes useful eaves storage.

The large kitchen/breakfast room is well-equipped with a full range of matching base and wall-mounted units, contrasting work surfaces, an integrated eye-level oven and grill, an inset ceramic hob with a cooker hood, and an integrated dishwasher. The tiled flooring complements the one-and-a-half bowl single drainer sink unit, which is positioned beneath a double-glazed window overlooking the rear garden. A door provides direct access to the patio, making it ideal for outdoor dining.

The sizeable lounge offers ample space for modern family living, with double-glazed French doors that open onto and overlook the secluded rear garden. Glazed double partitioning doors lead into the dining room, currently used as a home office. This room features a comprehensive range of fitted furniture and a large bay window to the front aspect, flooding the space with natural light.

Additional features include a splendid and welcoming hallway accessed through a convenient double-glazed porch-style entrance, a ground-floor cloakroom, double glazing throughout, gas-fired central heating via a combination boiler, fitted wardrobes in the main bedroom, and a separate utility room with integral access to the garage.

The front of the property boasts a block-paved driveway providing secure off-road parking for multiple vehicles, bordered by a dwarf brick-built wall and fencing, with double timber doors leading into the garage.

The rear garden offers a high degree of privacy and is beautifully landscaped, with a patio area adjacent to the property—perfect for entertaining or al fresco dining. The rest of the garden is mainly laid to formal lawn, featuring two timber storage sheds, and is enclosed on both sides by panel fencing with concrete posts and mature hedging to the rear boundary.

This home truly has so much to offer. Call us on 01202 519761 to book an appointment.

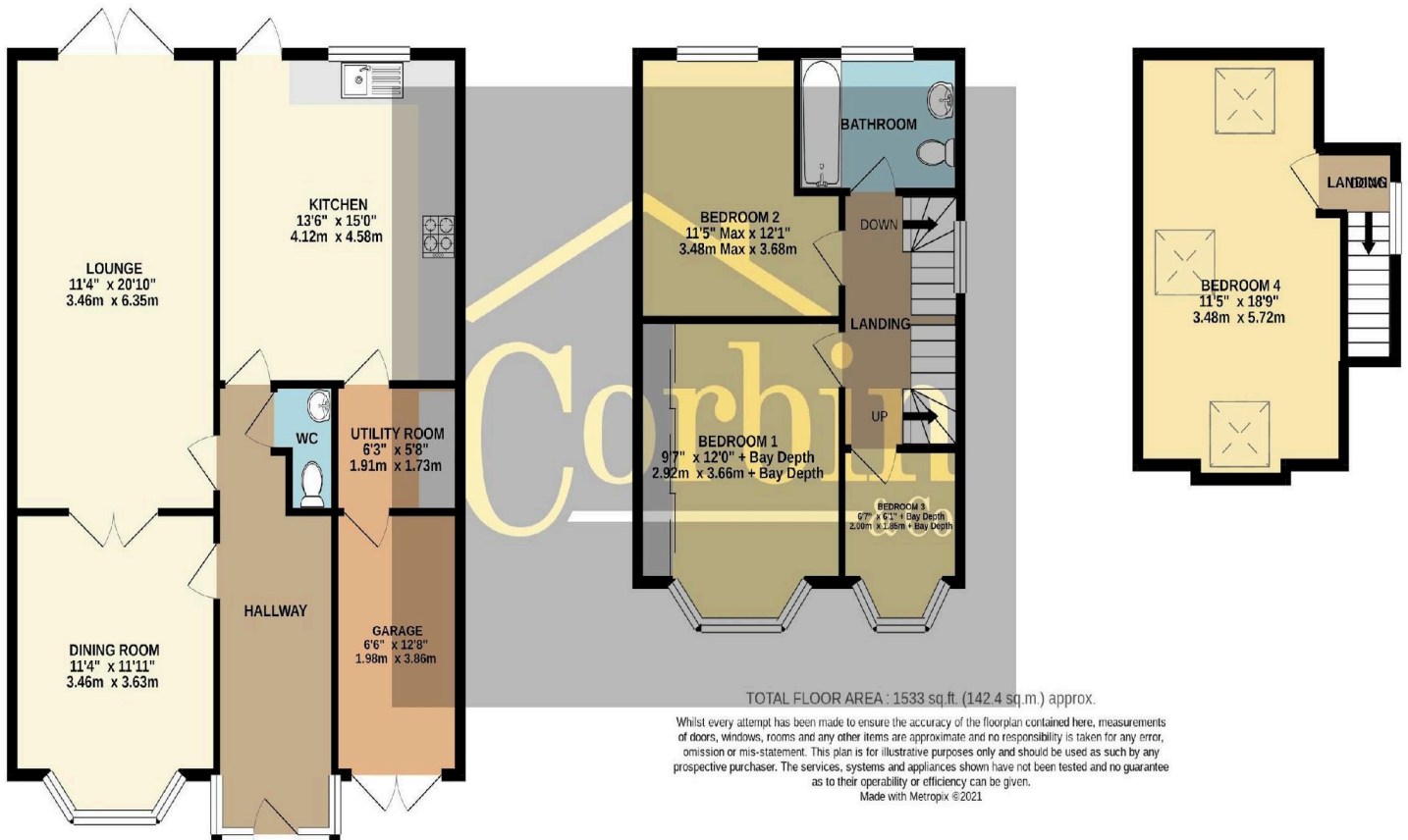




GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.

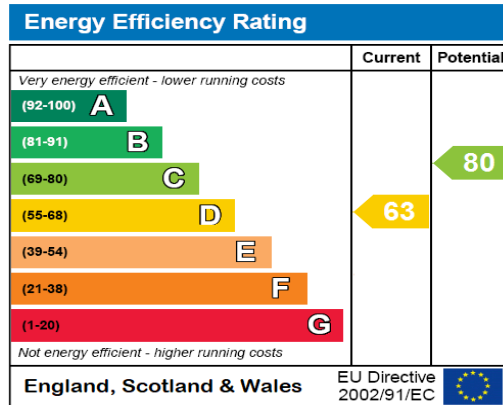
1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.

2ND FLOOR
239 sq.ft. (22.2 sq.m.) approx.



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.



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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