

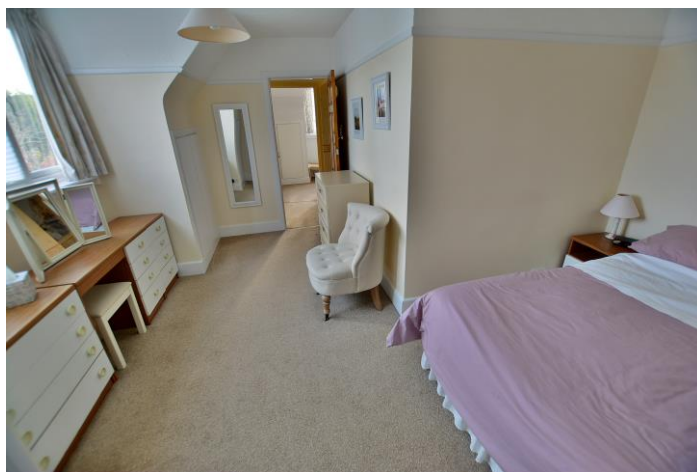
# Redhill Drive

Northbourne, BH10 6AN



**HEARNES**

WHERE SERVICE COUNTS



# *“A spacious and versatile family home with a separate self contained annexe”*

**FREEHOLD GUIDE PRICE £425,000**

This deceptively spacious and extended three double bed roomed, one bathroom, one shower room, two reception room detached chalet bungalow would make an ideal family home or home with a self-contained annexe.

The current owners have been in residence circa 34 years. Over the years the property has been extremely well maintained. The separate self-contained one bedroomed annexe was used previously to accommodate an elderly relative. The annexe also has its own central heating system.

- **Two double bedroomed chalet bungalow with a separate self contained one bedroom annexe**
- **Entrance hall**
- **20ft Sitting Room** with attractive stone fireplace with stone built display shelves either side
- **14ft Kitchen/breakfast room** which has a tiled floor with underfloor heating, ample space for dining table and chairs, sliding patio doors providing a pleasant outlook over the rear garden and an additional door giving access out onto the rear patio
- Separate **dining room** which could be used as the **annexe lounge**
- **Utility room** which could be used as the **annexe kitchen**
- Ground floor **double bedroom** which could also be used as the **annexe bedroom**
- Ground floor **shower room** has a four piece suite including corner shower cubicle, this would be the **annexe shower room**

## First Floor

- **Family bathroom** updated in a white suite to incorporate a panelled bath with wash hand basin and vanity storage beneath
- Two **double bedrooms** both of which have wardrobe recesses

**COUNCIL TAX BAND: D**

**EPC RATING: D**



Annexe lounge



Annexe shower room



Annexe bedroom

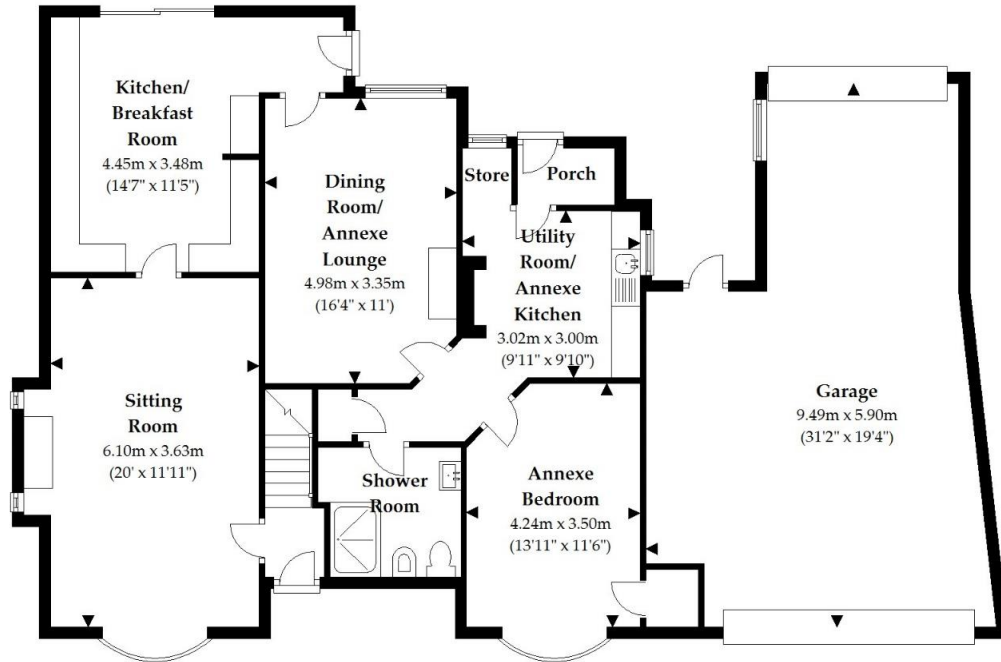


Annexe kitchen



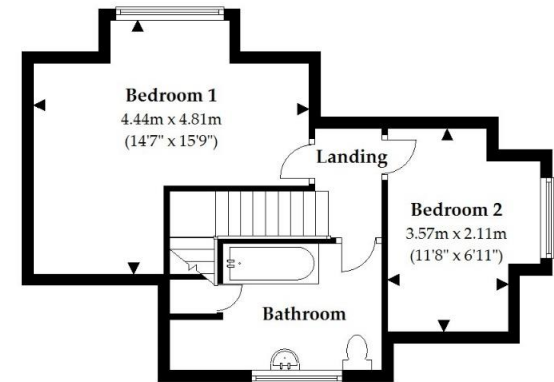
### Ground Floor

Approx. 146.6 sq. metres (1578.3 sq. feet)



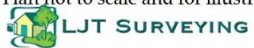
### First Floor

Approx. 37.3 sq. metres (401.5 sq. feet)



Total area: approx. 183.9 sq. metres (1979.8 sq. feet)

Plan not to scale and for illustrative purposes only. All spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood







## Outside

- The **rear garden** offers an excellent degree of seclusion and measures approximately 50ft x 25ft and is fully enclosed
- A **lawned area** is surrounded by well stocked flower beds
- Adjoining the rear of the property there is a paved patio area
- A front **driveway** provides generous off road parking for several vehicles
- There is an attached **double garage** which has a remote control up and over door, light and power and a door leading out into the garden along with a water supply and opening leading through into a **workshop area** which has a further metal up and over door opening through into the garden along with a window, light and power
- **Further benefits** include double glazing, two gas fired heating systems, one of which heats the main house whilst the second heats the annexe

The property enjoys a sought after and convenient location falling within Hillview School catchment.

Ferndown town centre is located less than 4 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Bournemouth also offers an excellent range of shops, restaurants and recreational facilities along with miles of sandy bathing beaches, and is located approximately 3.5 miles away.



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