



Leybourne Avenue, Northbourne
Dorset BH10 6HE

Leybourne Avenue, Northbourne, Dorset BH10 6HE
FREEHOLD PRICE £535,000

A beautifully refurbished and well-maintained four double bedroom, four reception room, three bathroom detached family home. Set in the sought after location of Northbourne and within the Hill View School catchment.

The property has been extensively refurbished over the last two years with a particular feature being a stunning and recently refitted kitchen/breakfast room. The kitchen incorporates a range of units, solid wood work tops and a Smeg six ring gas hob and extractor hood, with space for an American style fridge/freezer, double glazed windows to the rear elevation enjoying views over the rear garden, tiled flooring and a door leading through to a large utility room. The utility room has a sink, worktop, space for a washing machine and tumble dryer, tiled flooring, double glazed windows and a double glazed door leading out to the side garden.

There are four large reception rooms on the ground floor, reception room one is a dual aspect enjoying a large double glazed bay window with views overlooking the garden, a log fire with wooden surround providing an attractive focal point and wooden flooring. Reception room two also enjoys a dual aspect with patio doors leading out to the side garden and wooden flooring. Reception room three is currently being used as a dining room, has a window to the side elevation and wooden flooring. Reception room four is currently used as an office with a double glazed window. The is also a ground floor cloakroom incorporating a wash hand basin set in a vanity unit, low level wc and tiled flooring.

The beautiful master suite benefits from a dual aspect with a bay window to the side elevation, a large walk in dressing room incorporating a range of hanging space and shelving and a door leading through into a stunning and recently refitted en-suite bathroom with a large walk in double shower, wc, wash hand basin, built in vanity storage and a window to the side elevation with partly tiled walls and fully tiled flooring. Bedroom two is a double bedroom with a double glazed window to the rear elevation and a built in double wardrobe. There is a shower room with a walk in double shower, wc, wash hand basin and a double glazed window with partly tiled walls and fully tiled flooring. Bedrooms three and four are also double bedrooms. There is a stunning family bathroom incorporating a double walk in shower, wash hand basin, double ended Jacuzzi bath and a double glazed window with partly tiled walls and fully tiled flooring.

The property is set on a corner plot benefiting from a wraparound enclosed garden. The rear garden measuring 36' by 79' and an additional 30' by 25' and is enclosed by hedging and fencing and incorporates several sheds.

There is off-road parking for two vehicles, a car port and a detached single garage with a metal up and over door.

Further benefits include double glazing and gas fired central heating.

Bournemouth's town centre with its array of shops restaurants and sandy bathing beaches is located less than 3.5 miles away and the property sits on bus routes to central Bournemouth and Poole.

COUNCIL TAX BAND: E EPC RATING: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL APPROX. FLOOR AREA 2200 SQ.FT. (204.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2016







www.hearnes.com

390 Ringwood Road, Ferndown, Dorset. BH22 9AU

Tel: 01202 890890 Email: ferndown@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE