

**Spacious, Beautifully Presented 2-Bedroom Detached Bungalow Close to amenities**

**Tenure: Freehold**

**Approx 76 sq metres (818 sq ft)**

**37 Durdells Avenue,  
Bournemouth. BH11 9EH**

**Price £385,000**

- Entrance Hall
- Lounge leading to garden
- Superb fitted Kitchen
- Conservatory
- 2-Double Bedrooms
- Modern Shower Room
- Good-Sized Private Garden with Hot Tub
- 'Off-Road' Parking
- Gas Central Heating & PVCu Double-Glazing
- Near to Local Amenities
- Potential for loft Conversion subject to consents
- Viewing recommended!

Spacious, beautifully presented 2-bedroom detached bungalow, occupying a pleasant, mature location near to local amenities together with regular bus services to surrounding areas. The property has been very well maintained & updated by the present owners who have been in occupation for over 20 years. Features include smooth plastered ceiling, LED spot lights, oak internal doors and good quality flooring. Should additional accommodation be required, there is the potential for a loft conversion or/and an extension subject to the necessary consents etc. Outside, there is a good-sized private rear garden & driveway for 'off-road' parking. Viewing recommended!

Accommodation and approximate room sizes:

- **Entrance Hall:** Hatch to insulated roof space, part boarded & ladder fitted, housing combination gas boiler.
- **Lounge:** A good-sized room with wall mounted gas fire. Feature ceiling with inset LED spot lights. Patio doors to rear garden.
- **Kitchen:** Oak fronted kitchen with a good range of floor and wall cupboards. Built-in oven, gas hob & cooker hood over. Integrated dishwasher, washing machine & fridge/freezer. Underfloor heating.
- **Conservatory:** Laminate floor with underfloor heating. Double doors to garden.
- **Bedroom 1:** Ample double-sized bedroom with bay window to front elevation. Inset LED spot lights.
- **Bedroom 2:** Ample double-sized bedroom with bay window to front elevation. Inset LED spot lights.
- **Modern Shower Room:** Corner shower having thermostatic shower, wash basin & WC. Chrome heated towel rail.
- **Gas Central Heating, Cavity Wall Insulation & Double-Glazing**
- **Private Rear Garden:** Delightful private, sunny garden with paved patio area, decking & lawn. Hot tub included. Side gate. Outside tap. Garden Shed with light & power. Outside lighting.
- **Wide Driveway** providing 'off-road' parking
- **Council Tax Band 'C'**
- **Energy Rating 'D'**

Ref: W04936



**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.



Lounge



Fitted Kitchen



Conservatory



Appliances Included



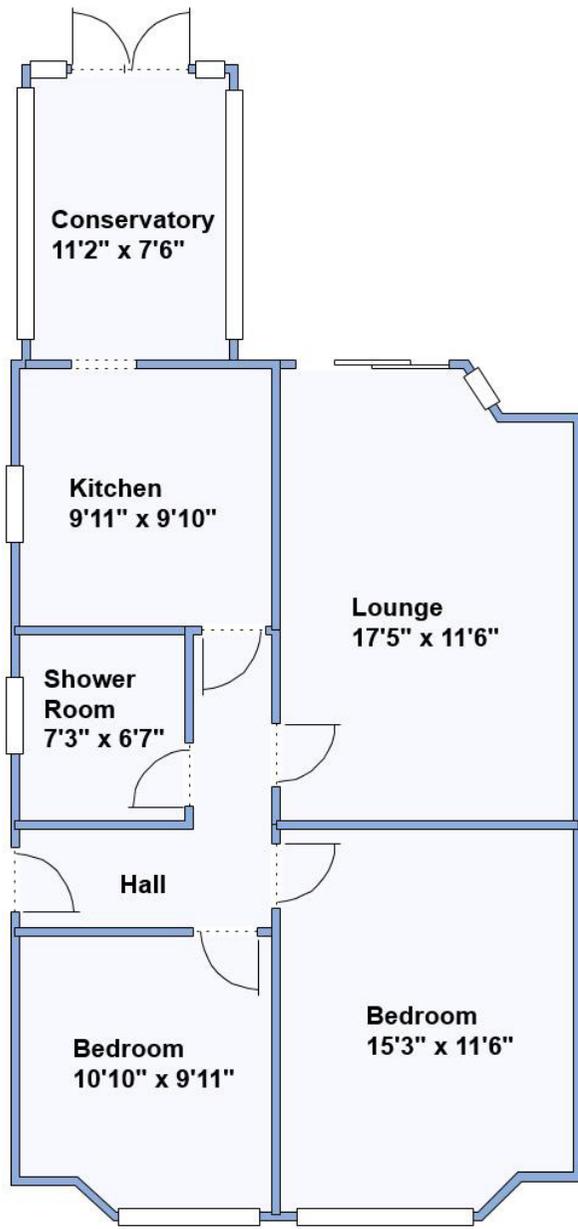
Bedroom 1



Lounge



Shower Room



This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.



**Well Presented  
 Detached Bungalow**  
**Viewing recommended**