



71 Coombe Avenue

, Bournemouth, BH10 5AB

Price Guide £625,000



Road Map



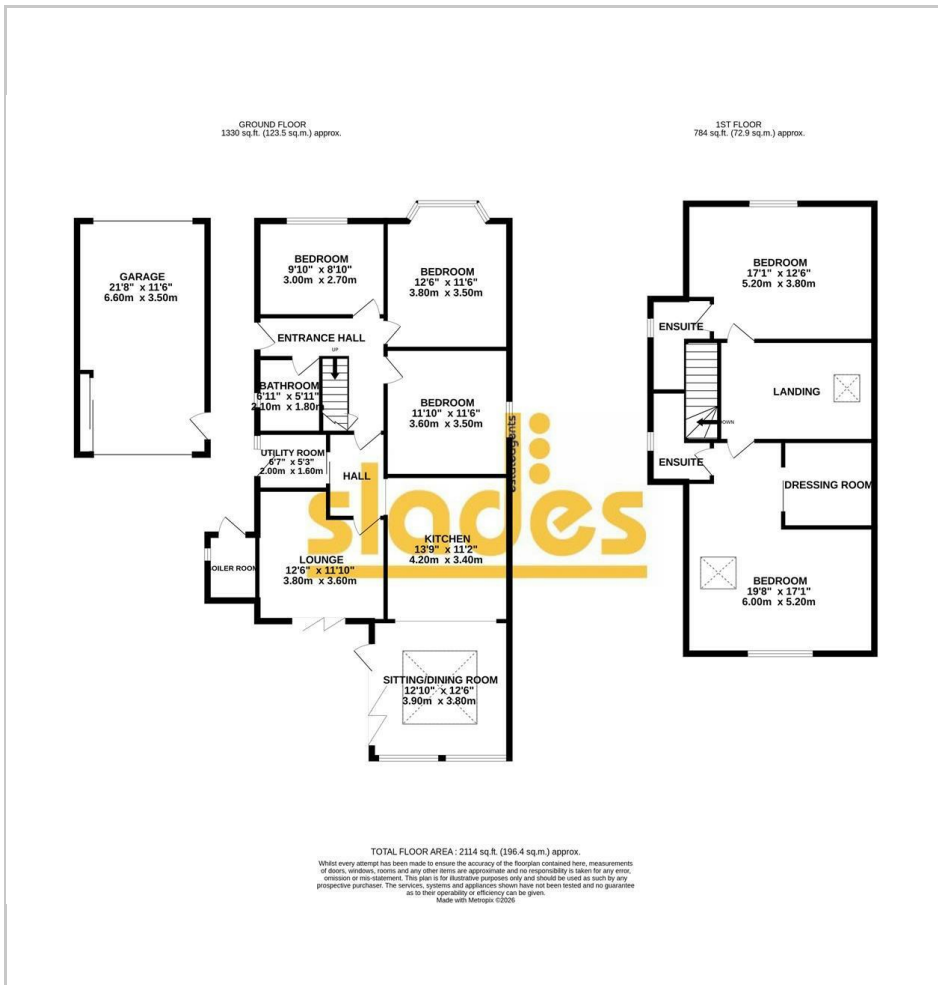
Hybrid Map



Terrain Map



Floor Plan



- STUNNING REFURBISHED AND EXTENDED DETACHED FAMILY HOME WITHIN BH10
- LOUNGE WITH BI FOLDS ON TO PATIO & GARDEN
- CONTEMPARY KITCHEN/BREKFAST ROOM WITH SEPARATE UTILITY ROOM
- THREE GROUND FLOOR BEDROOMS
- IMPRESSIVE 19FT MASTER SUITE
- FUTHER BEDROOM WITH EN SUITE
- 21FT DETACHED TANDEM GARAGE
- PRIVATE SOUTH FACING GARDEN
- EXCELLENT SCHOOL CATCHMENTS
- INTERNAL VIEWING IS ESSENTIAL TO APRECIATE THIS FINE HOME

Viewing

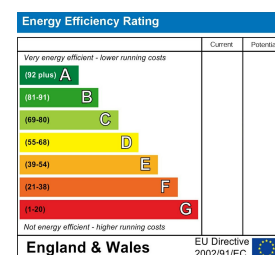
Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



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Energy Efficiency Graph



**** GUIDE PRICE £625,000 - £650,000 ** An impressive, and recently extended 5 BEDROOM, 3 BATHROOM detached family home offering versatile accommodation over two floors within this sought after residential BH10 postcode.**



The accommodation with approximate room sizes comprises of a feature enclosed side entrance way leading to the composite front door with glazed panels leading to

RECEPTION HALL

with inset LED spotlights, smoke alarm, tiled floor, modern vertical radiators and doors to

BEDROOM 3

12'6 x 11'6 (3.81m x 3.51m)

having a central pendant light, convection radiator with thermostatic valve and a uPVC double glazed bay window to the front elevation.

BEDROOM FOUR

11'10x 11'6 (3.61mx 3.51m)

with central pendant light, convection radiator with thermostatic valve and frosted glazed uPVC window to the side elevation.

BEDROOM FIVE

9'10 x 8'10 (3.00m x 2.69m)

with coved ceiling and central pendant light, convection radiator with thermostatic valve and uPVC double glazed window to the front elevation.

GROUND FLOOR BATHROOM

with LED spotlights, extractor unit and frosted glazed uPVC window to the side elevation. Decoratively tiled walls and contrasting tiled floor. A recently fitted white suite comprising of a close couple WC with dual central flush, semi pedestal wall hung wash hand basin with chrome waterfall tap and combined bath / shower unit with wall integrated thermostatic controls for overhead soaker and centrally mounted taps on bath with hand held shower hose. Glazed screen and chrome heated towel rail.

LIVING ROOM

12'6 x 11'10 (3.81m x 3.61m)

having a central pendant light, modern vertical radiator with thermostatic valve and low level cabinet housing the electricity meter and consumer unit. Bi-fold doors leading out onto the rear patio and garden beyond.

UTILITY ROOM

6'7 x 5'3 (2.01m x 1.60m)

with inset LED spotlights on sensor, extractor unit and modern high gloss finished wall and base level cabinets with polished stone working surfaces and integrated draining board with centrally mounted 'Butler' style sink and chrome tap over. Space and plumbing for washing machine and tumble dryer. Tall larder style cabinets offering useful storage space and space for full height fridge freezer. Fully glazed uPVC door and adjacent window onto side patio area and garden beyond.

KITCHEN

13'9 x 11'2 (4.19m x 3.40m)

Feature LED back lit ceiling and further spotlights and pendant lighting over island unit. Extensive range of contrasting kitchen cabinets with polished stone working surfaces with matching upstands having an integrated dishwasher, pull out bin storage cupboard and tall floor to ceiling cabinets one housing a pull out spice rack and a full height fridge. Two built in eye level 'Neff' fan ovens. Built in 'Neff' coffee machine and built in 'Neff' combination oven / microwave. Under floor heating and central island unit incorporating the 'Neff' induction hob and further cupboards beneath. Archway through to

FAMILY DINING AREA

12'10 x 12'6 (3.91m x 3.81m)

with large lantern style roof, continuous underfloor heated ceramic tiled floor. Dual aspect windows overlooking the rear garden and bi-fold doors to the side.

From the entrance hall a staircase leads to the bright and spacious first floor landing with pendant light, inset spotlights and large Velux style window. Feature recessed display areas with integrated lighting. Modern vertical radiator with thermostatic valve. Access to useful eaves storage space. Doors to

MASTER BEDROOM SUITE

19'8 x 17'1 (5.99m x 5.21m)

with pendant lighting, velux window and further uPVC window overlooking the rear garden. Modern radiator with thermostatic valve. Access to useful eaves storage space. Doors to

DRESSING ROOM

with extensive fitted open fronted wardrobes, draws and dressing table areas. Separate door to

EN SUITE SHOWER ROOM

with frosted glazed uPVC window to the side elevation, feature tiled walls and chrome heated towel rail. A modern suite comprising of a close couple WC with dual central flush, pedestal wash hand basin with chrome monoblock tap and large walk in shower cubicle with wall mounted 'Mira' electric shower and glazed screen.

GUEST SUITE

17'1 x 12'6 (5.21m x 3.81m)

with pendant lighting, modern radiator with thermostatic valve and uPVC double glazed window to the front elevation. Further vertical radiator. Door to

EN SUITE SHOWER ROOM

with frosted glazed uPVC window to the side elevation. Feature tiled walls and chrome heated towel rail. A modern suite comprising of a close couple WC with dual central flush, pedestal wash hand basin with chrome monoblock tap and large walk in shower cubicle with wall mounted 'Mira' electric shower and glazed screen.

OUTSIDE

The rear garden of this property has been meticulously planned to provide something for everyone to enjoy. There is a large paved patio area immediately surrounding the rear of the property which can be accessed from the living room and family / kitchen area or from utility.

There is a tiled OUTSIDE KITCHEN AREA with built in cupboards and polished stone working surfaces and central area for barbecue. Partially enclosed. space for dining and a good sized lawned area all being fully enclosed by close board fencing.

Outside bin stores.

Outdoor kitchen area

Timber storage shed, decking area. Feature raised vegetable gardens.

BOILER ROOM

Outside boiler room with wall hung 'Worcester' gas central heating boiler and programming controls, ideal laundry drying space.

HOME OFFICE/ GARDEN ROOM

Garden room / summer house with inset ceiling lights, windows and doors to two elevations, laminate flooring, storage space and tv racking.

GARAGE

21'8 x 11'6 (6.60m x 3.51m)

A detached garage to the right hand side of the property with an electronically operated up and over doors on both the front and rear elevations having inset LED spotlights, power and lighting and resin flooring. Range of built in storage cupboards with sliding doors providing extensive and useful storage cupboards.



