

28 Danesbury Avenue, Southbourne,
Dorset, BH6 3AF

Guide Price **£625,000**



3

Bedrooms



2

Living



1

Bathroom/Ensuite



Y

Parking



EST
1992

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A great family home offering Open-Plan living and a superb rear garden!

This lovely, detached family home is set in a great location, being just a short walk to Tuckton High Street, picturesque river walks at Tuckton Tea gardens and within a 20 minute walk to both Southbourne and Christchurch town centres.

The house is well presented throughout, with modern fixtures and fittings along with a great Open-Plan Kitchen/Living area, three bedrooms and a superb rear garden measuring some 80' in length.

The two receptions are both accessed off the entrance hallway, with the smaller formal living room set to the front of the house with plenty of space for sofas and other furniture whilst the Generous Open-Plan Kitchen/living area to the rear offers a great space to cook, dine and relax. There is a feature log burner and a set of French doors offer access into the rear garden.

There is also a WC on the ground floor, neatly tucked away under the stairs.

Upstairs, there are two good sized double bedrooms and a smaller third bedroom, ideal as an office or children's bedroom.

The bedrooms are served by a lovely modern bathroom with a roll top bath, walk in shower, WC and wash hand basin.

Externally, there is off road parking to the front of the house, whilst the rear garden has been beautifully landscaped with a decked area immediately abutting the rear of the house, a central area of lawn and a raised decked area to the rear. There is a timber shed adjacent to the rear decked area and a great garden room equipped with power and light at the other end of the garden.

A great home in a great location, an internal inspection is an absolute must!

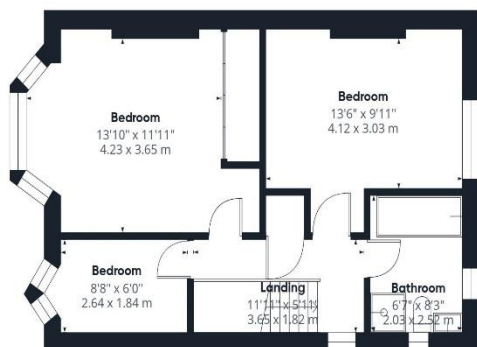


KEY POINTS

- Fantastic 3-bedroom family home
- Sought after location
- Well-presented throughout
- Open-Plan Kitchen/Living area
- Ground floor WC
- UPVC D/G and GFCH
- Superb rear garden
- Off road parking



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1116 ft²
103.7 m²

Balconies and terraces

438 ft²
40.7 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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EPC TO FOLLOW

Slades - Southbourne 51 Southbourne Grove, Bournemouth, Dorset, BH6 3QT
01202 428555 | sales@sladessouthbourne.co.uk
Website www.sladeshomes.co.uk

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