

3 Sunnylands Avenue, Hengistbury Head,
Bournemouth, Dorset, BH6 4HH

Asking Price **£775,000**



Bedrooms



Living



Bathroom & wet room



Drive & Garage



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1992

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A wonderfully located and presented detached home.

EXCEPTIONAL! THIS WONDERFUL DETACHED HOME IS SET IN A SOUGHT-AFTER LOCATION WITHIN A QUIET CULDESAC AND ITS EXTENDED ACCOMMODATION IS SUPERBLY PRESENTED BOTH INSIDE AND OUT MAKING IT AN ABSOLUTE MUST SEE!

This immaculately presented detached home is just moments away from the open spaces of Hengistbury Head and the nearby coastline with its award winning golden sandy beaches.

Finished to an exceptional standard throughout, the property has been subject of considerable improvement by the current owners, with genuine attention to detail evident in every room and a layout that has been cleverly arranged to make the most of the natural light and garden outlook.

Of note is the superb, glazed dining day room, a striking addition to the rear of the home successfully bringing the outside in. Flooded with natural light from its pitched glass roof and full-height glazed doors and windows, this bright and sociable space links the principal living room and the kitchen together beautifully, creating a wonderful flow for everyday family life and entertaining alike.

The principal/formal living room is a generous dual-aspect space extending to over 26 feet in length, with a feature fireplace (disused), attractive light wood flooring and coastal-inspired decor.

The kitchen is fitted with a range of black gloss cabinetry, complemented by warm wooden work surfaces and metro tiling. Accessed via an open archway from the dining day room, this semi open plan arrangement completes the social hub of the home.

In addition, double doors from the dining/day room lead to a versatile nook/room which could be arranged as a snug, study space, or even a wine room!

The porch and entrance hallway provide a welcoming introduction to the home and give access to a ground floor wet room with shower and WC.

To the first floor, an attractive landing leads to all three double bedrooms and a beautifully appointed family bathroom featuring a freestanding oval bath, large walk in shower, exposed brick feature wall and stylish fittings, continuing the attention to detail found throughout.

Outside, the rear garden has been attractively landscaped with a timber decked seating area adjoining the dining day room, an area of lawn with shaped brick-edged borders, a raised brick planter and borders filled with colourful planting, whilst trees and shrubs to the boundaries provide a pleasant degree of privacy and a leafy outlook.

To the front, an in and out gravelled driveway provides ample parking and there is an EV charging point. An attached garage and store provide excellent general storage and space for bikes etc.



KEY POINTS
Great location
Immaculate presentation
Superb dining/day room
26' living room
Three double bedrooms



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1461 ft²
135.7 m²

Balconies and terraces

263 ft²
24.4 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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