



11 BROADLANDS
AVENUE
BOURNEMOUTH

FREEHOLD
ASKING PRICE
£775,000

“An exceptionally well presented, four double bedroom, two reception room, detached chalet bungalow with off road parking set within a sought after location just 200 metres to the Stour river”

Winkworth

for every step...

Four Bedrooms
Two Reception Rooms
Kitchen / Breakfast Room
Sought After Location
Off Road Parking
Immaculately Presented Throughout
200 Metres To The Stour River
Approximately A Mile To Hengistbury Head

EPC: E | COUNCIL TAX: E | FREEHOLD
01202 434365
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Why Broadlands Avenue?

This detached family home is in Tuckton, sitting between Southbourne and Christchurch, near the River Stour. Take a leisurely stroll down to the riverside Tuckton tea gardens for an ice cream, have a picnic on the grass while enjoying the view of Christchurch Priory or kayak down the river, Tuckton offers a little slice of peace and tranquillity.

Tuckton high street is less than 250 metres away with a local bakery, butchers, supermarkets, cafés, restaurants and bus routes to Bournemouth and Christchurch. Southbourne beach is less than a mile away with miles of golden sandy beach and a promenade that stretches from Hengistbury Head to Sandbanks. Christchurch train station is also less than a mile away for anyone looking to commute.

This beautiful property enjoys a spacious kitchen / breakfast room which is flooded with natural light and is equipped with a range of modern cabinets, integrated appliances with space for a tall fridge / freezer and ample space for dining furniture. A door leads through to the conservatory which provides direct access to the rear garden.

There are two double bedrooms located on the ground floor, serviced by the ground floor family bathroom which incorporates a bath with over head shower and screen, wash hand basin, wc and stylish tiles to complement. There are a further two bedrooms on the first floor and a shower room which includes a wash hand basin and wc.

Outside, mature trees and hedgerow offer a good degree of seclusion with the remainder laid to lawn.







DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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