

119 CARBERY AVENUE SOUTHBOURNE BH6 3LP

FREEHOLD GUIDE PRICE 900,000-£1,000,000

"A superbly presented,
'turn key', four double
bedroom, detached
family home, set in the
heart of the sought
after Carbery Estate"

# Winkworth

for every step...

### GUIDE PRICE £900,000 - £1,000,000

Immaculately Presented Throughout Sought After Location Four Double Bedrooms Two Bathrooms One Reception Rooms Open Plan Kitchen / Dining Room External Home Office

EPC: C | COUNCIL TAX: F | FREEHOLD 01202 434365 southbourne@winkworth.co.uk











### Why Carbery Avenue?

Carbery Avenue is a beautifully wide, tree lined avenue, set within the heat of the sought after Carbery Estate. Located less than a mile to Southbourne's vibrant high street which has been rejuvenated in recent years to include indepenedent cafés, bars and restaurants along with excellent transport links to Bournemouth and Christchurch and Pokesdown train station for anyone looking to commute. Southbourne beach is also less than a mile away with its panoramic views from the Isle Of Wight to Old Harry Rocks and a promenade stretching from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with a number of beach side cafés and bars to take in along the way. Tuckton benefits from a parade of convenience shop 280 metres away.

This 'turn key' home enjoys an open plan kitchen / dining room. The kitchen has been fitted with a range of modern cabinets with integrated applicances and space for a range style cooker and fridge / freezer with counter tops and flooring to complement, a door leads to a separate utility room. The dining area provides direct access to the rear garden with a further reception room to the rear and a ground floor bedroom to the front currently used as a home gym.

There are three bedrooms located on the first floor, the primary suit enjoying a well fitted dressing area and en-suite shower room. The family bathroom is sumptuously fitted enjoying a fusion of Edwardian fittings with a contemporary twist.



Outside, the south facing rear garden is mainly laid to lawn with a raised decked area ideal for al fresco dining. To the rear, there is a generous size log cabin which is currently being used as a home office with a storage area to the side.

Accessed via double electric gates, the front of the property has been block paved, offering off road parking for several vehicles or boat leading to a single garage.





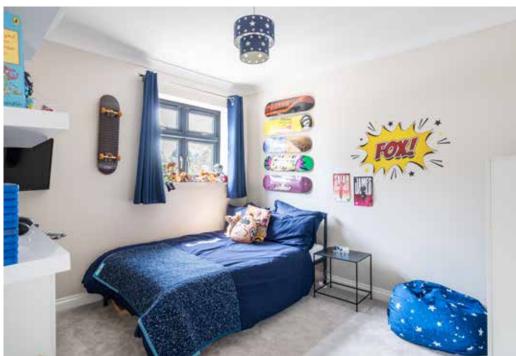


















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Lori Leon

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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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