

55 Corhampton Road, Southbourne, BH6 5NX



Winkworth



“An immaculately presented family home in excellent school catchments with potential to extend”

FREEHOLD

ASKING PRICE: £500,000

This airy three bedroom family home has been finished to a high standard through, with modern kitchen, airy reception rooms and a good sized garden along with a garage and off street parking. Not to be missed!

The entrance hall has beautiful hardwood flooring and a bright, welcoming feel. The hallway leads to the lounge: with a large bay window to the front aspect and high ceilings this room feels spacious and tranquil. A log burner sits inside the modern tiled fireplace and double doors are positioned between the lounge and dining room allowing you to separate the rooms or leave them open for a wonderful flow of the living space. The dining room has the same hardwood flooring as the hallway and double doors which open onto the expansive rear garden.

Moving into the stylish kitchen you will find ample storage in the modern shaker style base and eye level units and the wood shelving provides a great place to display cooking books and jars. The worktop is a glossy wood laminate and is complimented by the white tiled backsplash and ceramic double sink. A dishwasher, gas hob and double oven are all integrated and there is additional space for an American style fridge freezer and washer/dryer. There is also a door to the back garden and Velux sky light windows.

The downstairs also benefits from a washroom with wood paneling, a washbasin and WC.

The white spindle staircase leads you to the first floor where you will find three bedrooms and the family bathroom.

The bathroom has been fully tiled in tones of grey and silver with useful alcoves built into the walls and modern chrome fittings. A WC and washbasin sit underneath a large mirror and the full sized bathtub has lights around the edge of the tiling allowing you to use the bathroom at night without the need to switch the main lights on. There is a separate walk in shower with chrome fittings. The bathroom also benefits from under floor heating.

Bedroom one is a large double with high ceilings: fitted wardrobes with mirror frontages run along one wall and a large bay window overlooks the rear garden.

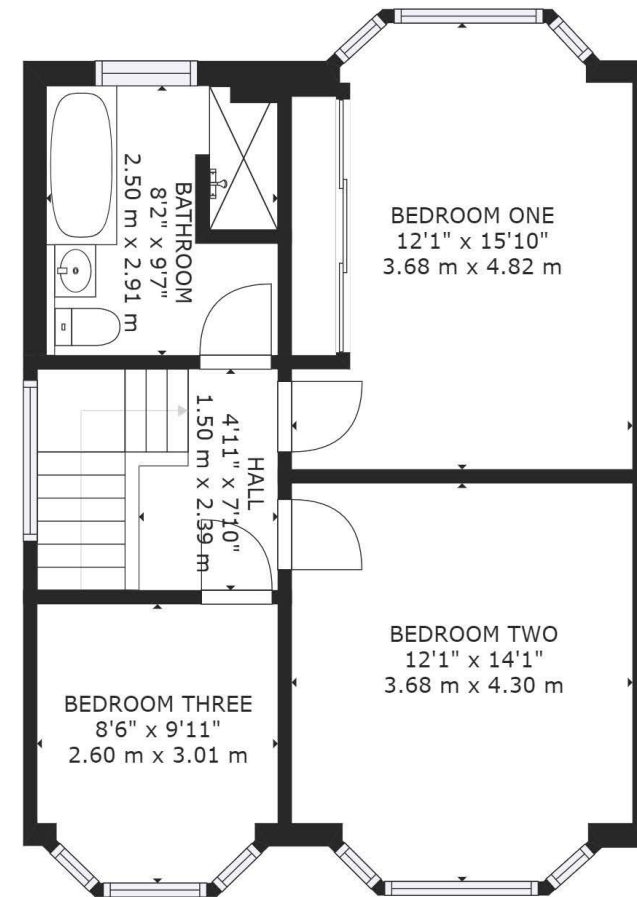
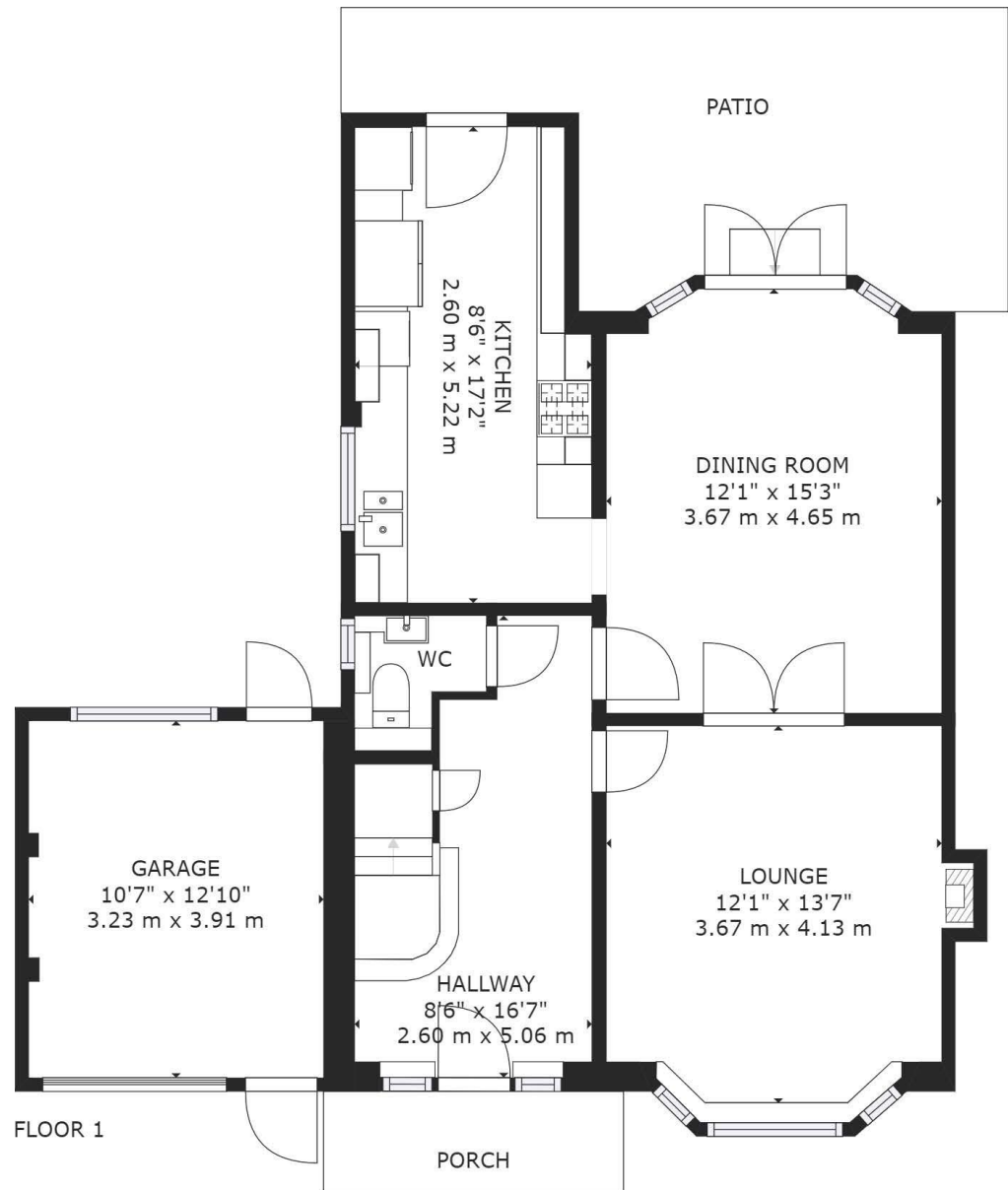
Bedroom two is another large double, with a bay window to the front aspect and bedroom three is a generously sized single room with a window to the front.

COUNCIL TAX BAND: D

EPC RATING: E







GROSS INTERNAL AREA
FLOOR 1: 645 sq ft, 60 m², FLOOR 2: 593 sq ft, 55 m²
EXCLUDED AREAS: , PORCH: 40 sq ft, 4 m²
GARAGE: 136 sq ft, 13 m²

AGENTS NOTE: The heating system, mains and appliances have not been tested by Winkworth Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Outside

Outside, the secluded rear garden is mainly laid to lawn with patio areas set out to catch the sunshine throughout different times of the day, ideal for al fresco dining and space for a range of outside furniture. There is a large patio area to the side of the property leading to the garage which would make an ideal space for a side extension STPP.

The front is gravel laid and provides ample space for off road parking providing with plenty of space for vehicles, and a row of well kept shrubs provides privacy from the street.

Location

Hengistbury Head is located to the east of Bournemouth and adjoining Southbourne. This area enjoys several walks extending from Christchurch River up to the award-winning blue flag sandy beaches. From here a level walk promenade extends through to Sandbanks. Southbourne and Christchurch which are both located within a few miles offer a varied shopping experience together with a number of restaurants and bars.

A local bus service provides links to Bournemouth and Poole with a different shopping experience together with a number of restaurants and bars providing a vibrant nightlife. A local train station provides direct links to Southampton, Southampton Airport and London which is approximately 100 miles away.

Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.



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