





Copper Beach Gardens
Bournemouth
BH10 5DB

FEATURES:

- SOUGHT AFTER CUL-DE-SAC LOCATION IN ENSBURY PARK BH10
- SITUATED WITHIN EASY REACH OF LOCAL SHOPS, PARKS, SCHOOLS FOR ALL AGES AND A SHORT CAR JOURNEY TO BOURNEMOUTH & POOLE TOWN CENTRES
- TWO/THREED BEDROOM SEMI DETACHED HOUSE
- MODERN KITCHEN/BREAKFAST ROOM AND SEPERATE UTILITY ROOM
- WELL PRESENTED LOUNGE/DINER WITH FOCAL POINT FIRE
- TWO FIRST FLOOR BEDROOMS
- GROUND FLOOR BEDROOM THREE/STUDY
- MODERN BATHROOM
- OFF ROAD PARKING
- SUNNY SOUTHERLY ASPECT REAR GARDEN

ENTRANCE HALL:

Accessed via a part glazed uPVC front door.

LOUNGE/DINER: 15'4" x 12'7" (4.67m x 3.84m)

A nice sized room with a uPVC double glazed window to the front aspect. There is a focal point fireplace with inset fire. Open rung stairs rise up to the first floor, a opening leads you through to:

KITCHEN/BREAKFASTROOM: 12'7" x 8'9" (3.84m x 2.67m)

A bright and modern kitchen fitted with a range of gloss white wall and base units with contrasting square edge work surfaces over. Inset composite sink unit and drainer with swan neck mixer taps over. Integrated double oven, ceramic hob with stainless steel splashback and cooker hood over, integrated dishwasher. uPVC double glazed window to the rear aspect overlooking the rear garden. A opening leads through to:

UTILITY ROOM: 7'8" x 4'9" (2.34m x 1.45m)

Matching wall mounted gloss white wall units, square edge work surface with space and plumbing below for washing machine and tumble dryer. uPVC double glazed door and window to the rear aspect. A door leads through to:

BEDROOM THREE/STUDY: 10'6" x 7'7" (3.20m x 2.31m)

A nice sized room with a uPVC double glazed window to the front aspect.

FIRST FLOOR LANDING:

BEDROOM ONE: 13'9" x 9'5" (4.19m x 2.87m)

A double bedroom with a built in wardrobe and uPVC double glazed window to the front aspect.

BEDROOM TWO: 8'9" x 7'5" (2.67m x 2.26m)

A smaller double room if required with a uPVC double glazed window to the rear aspect.

BATHROOM:

A modern bathroom with matching floor and wall tiling. Comprising of a white bath with wall mounted shower and screen, hand basin with vanity storage below, and WC. uPVC opaque double glazed window to the rear aspect.

OUTSIDE:

FRONT: The front garden has area of lawn with a feature weeping willow, a paved pathway leads to the front door, and a tarmac driveway provides off road parking for one/two vehicles

REAR: The southerly aspect rear garden provides a great degree of seclusion and privacy. Mainly laid to lawn and an area of paved patio.

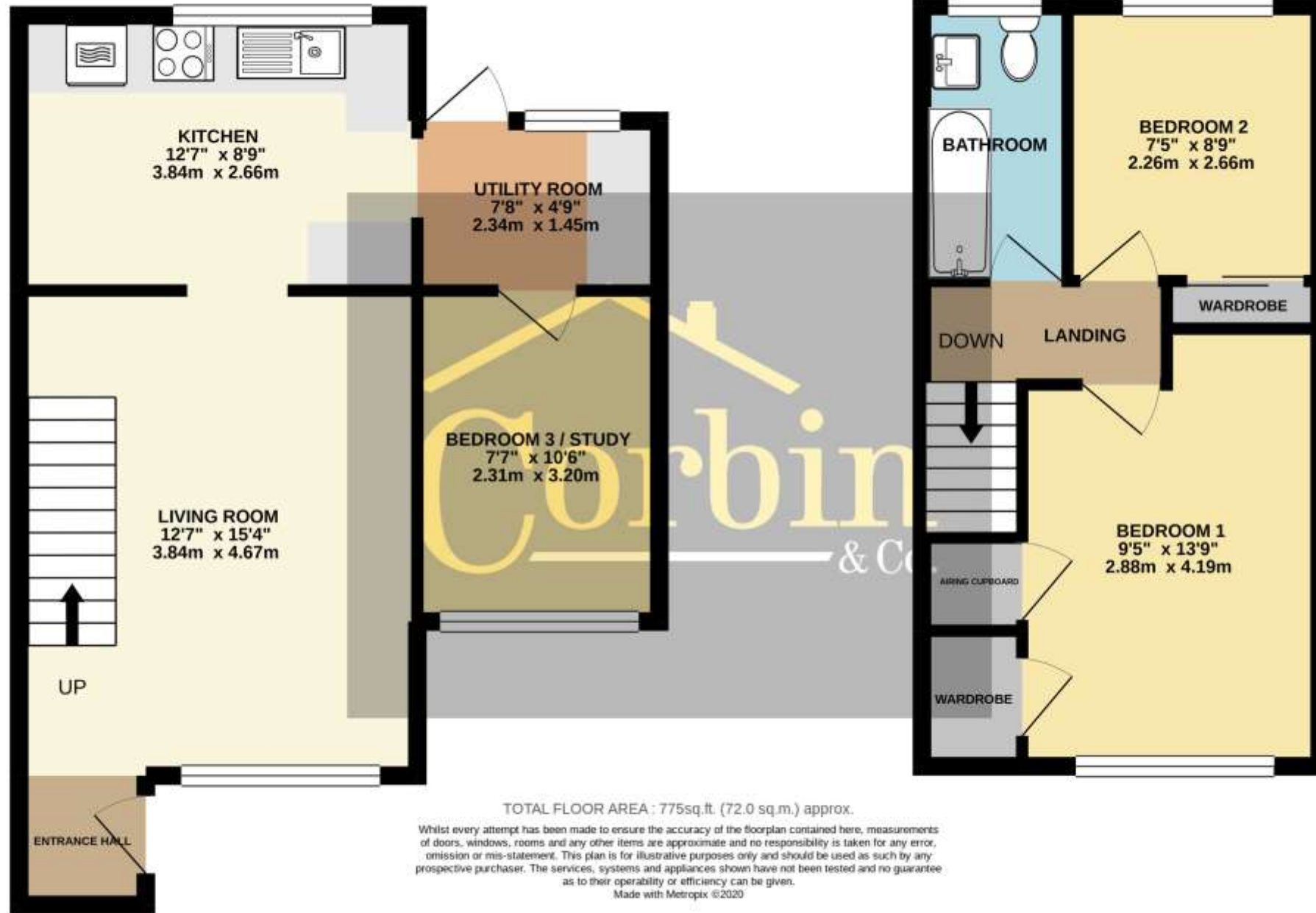
OTHER INFORMATION:

Council tax band: C



GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.

1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



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