



Corbin & Co are pleased to offer for sale this spacious and versatile end-of-terrace family home, situated in a quiet and popular cul-de-sac location which backs onto the popular Kinson Common Nature reserve. The property is situated in a convenient location within half a mile of the popular Kinson high street with its array of shops, Tesco supermarket and Costa Coffee. It also falls into popular local school catchments.

The home has been with the current owners for over 40 years and has been extensively extended to create a large, spacious family home. Approaching the property from the road, a pathway leads to the front garden which is beautifully landscaped and gives the home real kerb appeal from the frontage. The front entrance door leads into a uPVC porch ideal for hanging coats and shoes. A door enters into a spacious large lounge with feature fireplace and opening into a formal dining room with conservatory to the rear. To the front a good sized kitchen offers ample storage and work surfaces and provides integrated dishwasher, electric cooker, double oven and space for large fridge/freezer. An inner hallway from the dining room leads to further ground floor rooms. There is a downstairs bedroom with built-in wardrobes, study and a modern downstairs shower room with double walk-in shower cubicle, inset hand wash basin and WC into vanity units.

Upstairs offers two good sized double bedrooms with the main bedroom benefiting from having a walk-in wardrobe and both rooms serviced by a upstairs cloakroom.

Outside, a private and secluded rear garden, which is mostly laid to artificial turf and provides further storage at the rear with a timber shed. A pathway to the side of the property leads back to the front with another enclosed section of garden offering a handy utility/storage shed with further internal storage units and sink.

The property also comes with a garage in a separate block a few doors down from the home.





Glenmeadows Drive
Bournemouth
BH10 5HQ

FEATURES:

- SPACIOUS AND VERSATILE END-OF-TERRACE HOME
- SITUATED IN A QUIET AND POPULAR CUL-DE-SAC
- GOOD SIZED LOUNGE/DINER
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- THREE BEDROOMS WITH THE MAIN HAVING ITS OWN WALK-IN WARDROBE
- STUDY
- DOWNSTAIRS SHOWER ROOM AND UPSTAIRS CLOAKROOM
- PRIVATE AND SECLUDED REAR GARDEN BACKING ONTO KINSON COMMON NATURE RESERVE
- GARAGE IN A SEPARATE BLOCK

ENTRANCE:

Via uPVC door into entrance porch. Sliding uPVC doors leading into;

LOUNGE: 10'0" x 14'10" (3.05m x 4.52m)

Good sized lounge with feature fireplace and electric fire below.

KITCHEN: 13'6" x 8'5" (4.11m x 2.57m)

Spacious kitchen with matching base and eye level wall units, contrasting work surfaces and tiled splashbacks. Inset one and a half bowl sink unit with mixer tap over. Space for fridge/freezer. Integrated dishwasher, double oven and electric cooker. uPVC double glazed windows to the front and side aspect.

DINING ROOM: 10'0" x 10'10" (3.05m x 3.30m)

Formal dining room with uPVC double glazed sliding doors into;

CONSERVATORY: 14'3" x 9'4" (4.34m x 2.84m)

UPVC double glazed conservatory with windows to the side and rear aspects. Sliding doors leading out to the private rear garden.

INNER HALLWAY:

Built-in storage cupboard. Doors into all other rooms and stairs leading to the first floor.

STUDY: 5'8" x 8'0" (1.73m x 2.44m)

Window to the rear aspect and door leading into;

SHOWER ROOM:

Modern shower room fitted with mirrored eye level vanity units, inset hand wash basin into base vanity unit, low level WC with concealed cistern and a large walk-in shower with shower over. uPVC double glazed window to the front aspect.

BEDROOM THREE: 7'10" x 10'3" (2.39m x 3.12m)

Built-in wardrobes with sliding doors. uPVC double glazed window to the side aspect.

LANDING:

Doors into all first floor rooms. Eaves storage cupboard.

BEDROOM ONE: 10'0" x 15'4" MAX (3.05m x 4.67m MAX)

Double bedroom with uPVC double glazed window to the front aspect and a large built-in wardrobe. Access to loft space.

BEDROOM TWO: 10'0" x 10'8" (3.05m x 3.25m)

Double bedroom with peaceful outlook to the rear garden and Kinson Common Nature Reserve

CLOAKROOM:

Low level WC and hand wash basin. uPVC double glazed window to the side aspect.

OUTSIDE:

FRONT: Footpath leading from Glenmeadows drive to the front garden which has been well kept and is low maintenance mostly laid to shingle.

REAR: Private and secluded rear garden backing onto the popular Kinson Common Nature Reserve, giving a peaceful view out to the woodlands from your garden. The rear has been mostly laid to artificial lawn with remainder laid to areas of patio, shingle and decking and access to a timber storage shed with covered area behind. A solid border runs around the property with gated access out to the beautiful nature reserve ideal for long strolls and dog walking. There is also a stepping stone pathway at the side leading to the front where there is another storage/utility shed and timber gated access to the front garden.

OTHER INFORMATION:

Council Tax Band: C



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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