

# enfields



3 Cornelia Road, , Bournemouth, BH10 4FG

£490,000

Built in 2008 by David Wilson Homes this perfect family home is within walking distance to St Marks Primary and Glenmoor and Winton Academies. Recently remodelled to create a contemporary and modern open plan design makes viewing this property an absolute must. Once inside you are greeted by a large entrance hall with wood flooring leading to all principle rooms. To the front of the property is a recently redecorated lounge with new carpets measuring over 17'. The kitchen and dining room has been knocked through to create an exciting and large open plan family/kitchen/dining room with floor to ceiling three pane by-folding doors taking full advantage of the predominately south facing garden allowing plenty of light to flood in. The bespoke kitchen is fully integrated with built in appliances and also enjoys a large feature island with breakfast bar complete with built in wine cooler. The ground floor is completed with an extra large downstairs WC. This well-proportioned property benefits from a family bathroom and four bedrooms, with the master complemented by an en-suite shower room and all four bedrooms coming with built in wardrobes. Outside, to the front of the property, is a block paved driveway providing off road parking for multiple vehicles. The low maintenance landscaped garden is south facing and enjoys a patio area ideal for entertaining and oak sleeper flower beds to the rear. The property is situated in Cornelia Road, within easy reach of Bournemouth town centre and beaches. Bournemouth's mainline station is within 2.7 miles and provides trains to London Waterloo taking approximately two hours and the A338 and A31 are easily accessible as well as Bournemouth airport. You are positioned within walking distance of excellent primary and secondary schools as well as Slades Park perfect for dog walking, free outdoor yoga sessions and café.

Entrance Hall

W/C

Lounge 17' 4" x 11' 1" (5.28m x 3.38m)

Kitchen/Diner 19' 5" x 14' 2" (5.91m x 4.31m)

Landing

Bedroom One 13' 3" x 8' 11" (4.04m x 2.72m)

En-Suite

Bedroom Two 9' 10" x 11' 4" (2.99m x 3.45m)

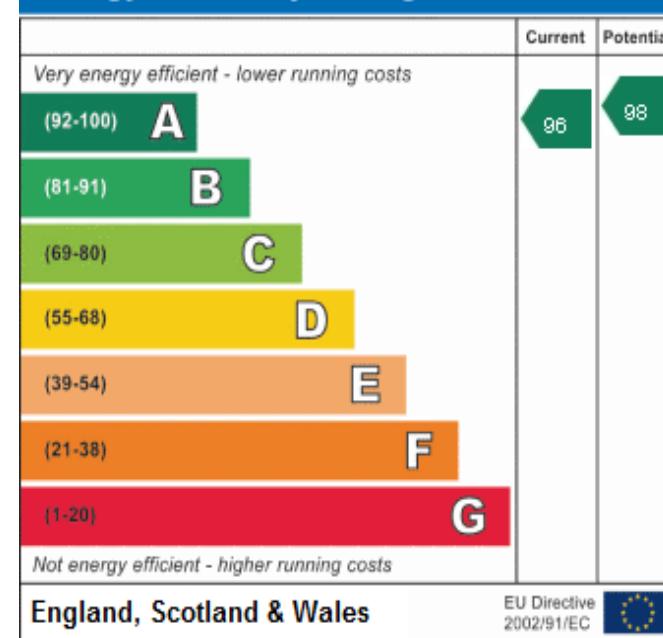
Bedroom Three 8' 9" x 7' 1" (2.66m x 2.16m)

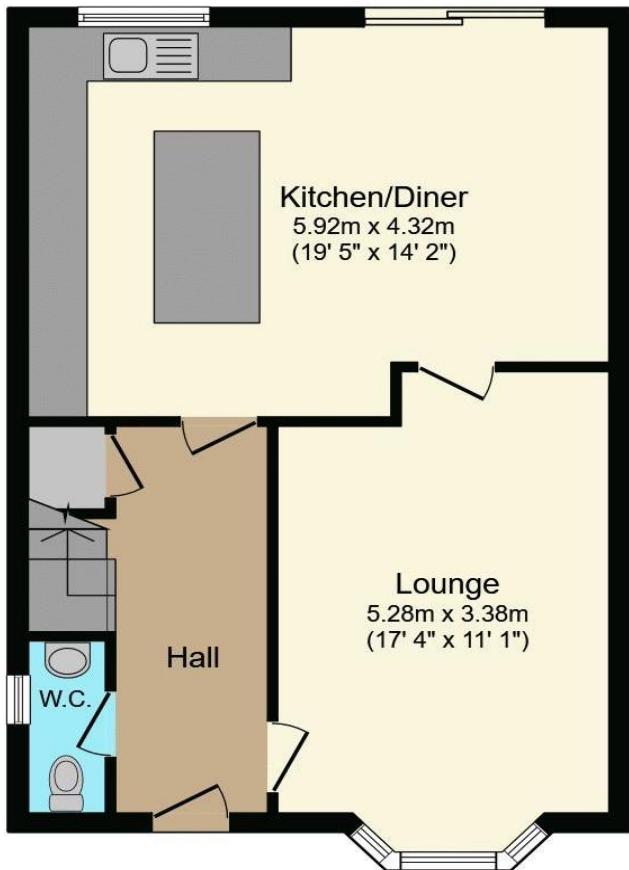
Bedroom Four 9' 11" x 4' 0" (3.02m x 1.22m)

Bathroom

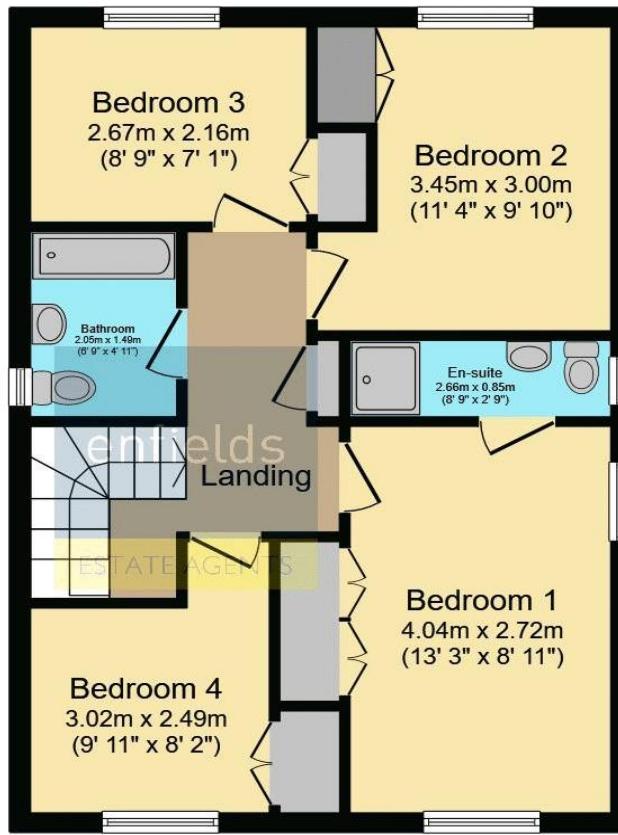
Garage 18' 0" x 9' 0" (5.48m x 2.74m)

### Energy Efficiency Rating

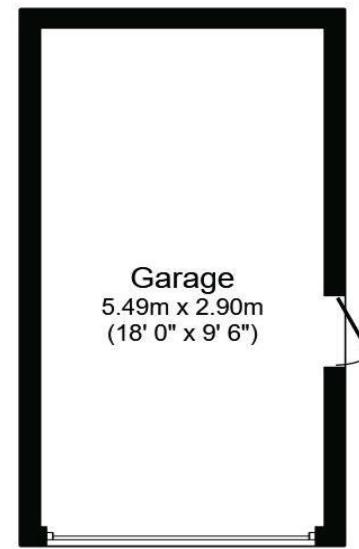




**Ground Floor**



**First Floor**



**Garage**

The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, the buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact the office and they will be pleased to check the position for you, especially if you are contemplating travelling some distance to view a property. Any mention of parking, allocated parking or off road has not been checked by the agent and the buyer is advised to seek verification from their legal representative. Confirmation of these draft property particulars is currently awaited from the vendor, therefore you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.

