

Winstone Avenue, Branksome, BH12



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ESTATE AGENTS

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# What it's got.

As soon as you walk in to this beautifully modernised home you are hit by a flood of natural light and space. The open plan living area is the real hub of the home and where all your time will be spent. Tastefully fitted kitchen with middle island, integrated appliances and inbuilt wine fridge is very on trend. Beyond this room the garage has been converted into a fantastic study/work from home office, again perfect for modern day lifestyles, and with direct access onto the garden. A downstairs W.C completes the ground floor accommodation.

Moving upstairs you will find two large double bedrooms, the master benefitting from stunning ensuite, and a third single bedroom which fits a bed and wardrobe as currently displayed. A show stopper main bathroom finished the upstairs.

Outside, the garden is spacious and is a real blank canvas for the new occupier's to make their own. It attracts the sun all day and is very private from the neighbouring properties. There is also parking for a couple cars to the front of the house.





## What the owner says.

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"We loved the house, the position and how it feels secure, visible enough but at the same time secluded as it's a corner plot and we're sat at a higher level. Location is great, close to everything. We love the sunny garden. We're moving because we've outgrown the space and fancy a change."



## Where it is.

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Branksome is an extremely popular location mainly due to the train station with direct routes to Waterloo, London making it a great spot for commuters. This property is in fantastic school catchment and a 5 minute walk to the nature reserve. Coy Pond gardens which is a lovely walk leading straight to Bournemouth and in turn, the award-winning beach taking approx. 30 minutes or better still a 15-minute cycle. You can walk to local schools too. Both Bournemouth & Poole town centres are both within easy reach.





## Technical bits.

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- Freehold – detached family home
- Study/Work from home room
- Sun drenched private garden
- Council tax band - E
- Energy rating - C
- Three bedrooms
- Beautifully modernised throughout
- No forward chain

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