



**121 CARBERY AVENUE**  
SOUTHBOURNE BH6 3LP  
GUIDE PRICE - £900,000 - £925,000

**Winkworth**







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01202 434365  
southbourne@winkworth.co.uk

**A superbly presented, extended, four double bedroom detached family home situated on a popular tree lined residential road with an expansive, south facing rear garden and off-road parking for several vehicles.**

This beautiful family home has been extended and modernised throughout to a high standard. Upon entering, you are immediately greeted with a light and spacious hallway. The rear of the property has been extended to create an expansive open plan kitchen/ dining/ day room with vaulted ceiling and velux windows creating a real sense of space and light. The kitchen area benefits from a range of modern wall and base mounted unit with integrated appliances which include a double oven and fridge freezer. There is a large central island which houses an integrated hob with further storage cupboards beneath. The lounge area enjoys a log burner while the dining area has large bi-fold doors that lead out to the south facing rear garden. There is also a home office area with direct views over the rear garden. A door leads through to the utility room which benefits from an additional sink, further wall and base units with space and plumbing for a washing machine and tumble dryer. There is a further door which gives direct access to the rear garden. Also located on the ground floor is a further separate reception room and wc.

The first floor accommodation has four bedrooms, all double in size which are serviced by the luxuriously fitted family bathroom with freestanding bath, separate corner shower, wash had basin, wc and heated ladder towel rail.

The south facing rear garden has a large raised decked area spanning the width of the property, ideal for enjoying al fresco dining. Mature shrubs adorn the borders with the remainder laid to lawn.

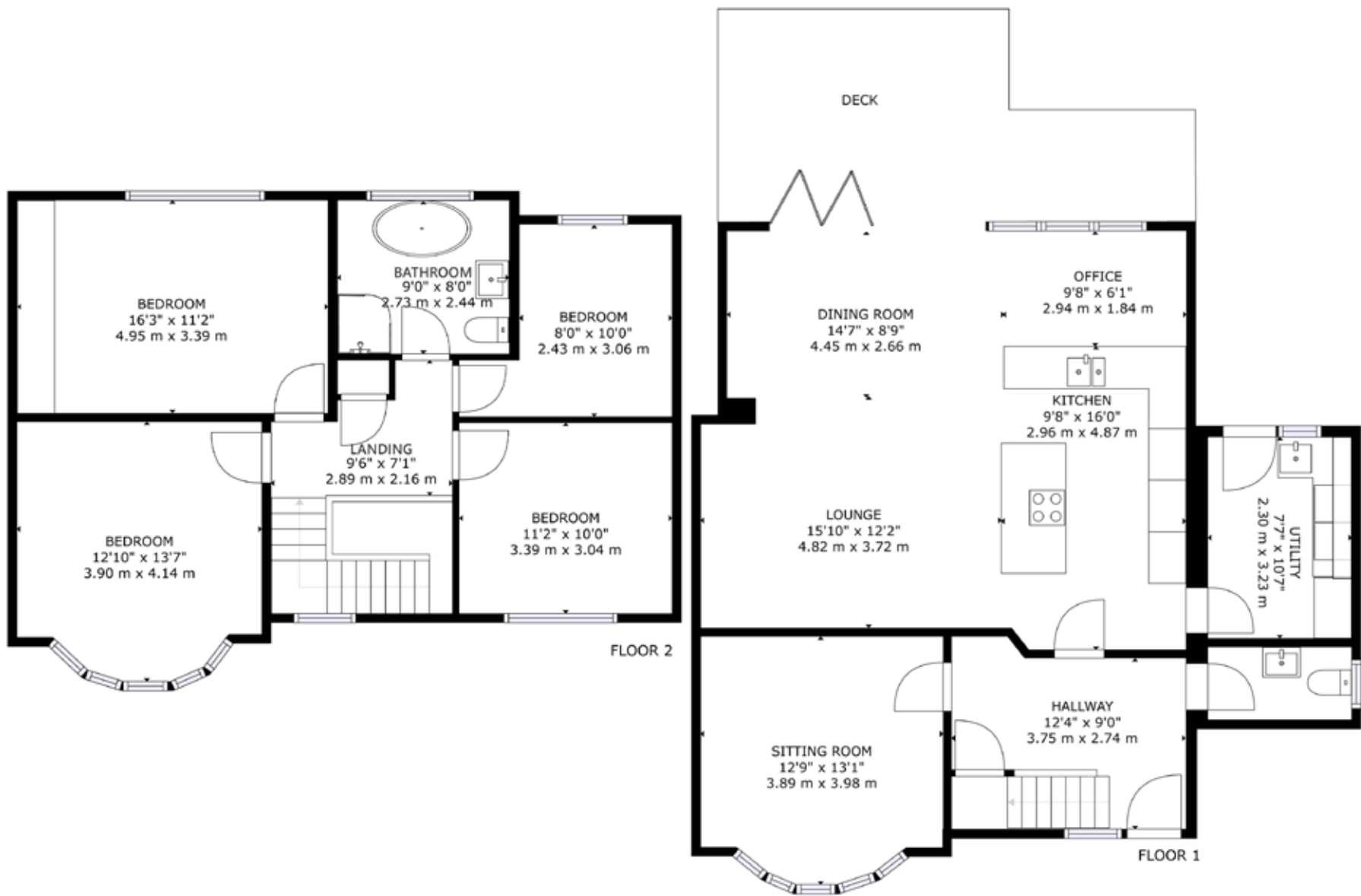
To the front of the property, a tarmacked driveway provides off road parking for several vehicles leading to double garage doors which provide a large storage area.

**Sought After Location | Four Bedrooms | Modern Bathroom | Open-plan Kitchen  
Spacious Lounge | Stunning Decoration Throughout | Ample off-road Parking  
Expansive Rear Garden | Separate Utility Room | Garage**

**Freehold | EPC: D | Council Tax: E**







GROSS INTERNAL AREA  
 FLOOR 1: 944 sq. ft, 88 m2, FLOOR 2: 762 sq. ft, 71 m2  
 EXCLUDED AREAS: , DECK: 229 sq. ft, 21 m2  
 TOTAL: 1706 sq. ft, 158 m2  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.









Southbourne is located on the south-east suburb of Bournemouth and neighbours both Christchurch and Boscombe. The area enjoys its own shopping experience with the main high street offering a varied range of shops, restaurants and bars. Southbourne itself enjoys the award-winning blue flag sandy beaches with a level walk promenade extending from Hengistbury Head through to Sandbanks.

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.





## Winkworth Southbourne

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[winkworth.co.uk/southbourne](https://www.winkworth.co.uk/southbourne)

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