

**Bearwood  
Dorset, BH11 9TZ**

**HEARNES**

WHERE SERVICE COUNTS

# Bearwood, Dorset, BH11 9TZ

## FREEHOLD PRICE £280,000

A well presented three bedroom semi detached family house with parking and garage in block situated in a cul de sac location on the popular Bearwood Development and within 480 metres of the local Co-op.

- Storm porch, front door leading into entrance hall with stairs to first floor landing
- Sitting room with dual aspect and double glazed French doors providing access to resin patio
- Luxury kitchen with high gloss units and complementary wood block effect worktops, integrated appliances, Neff gas hob with extractor over, fan assisted electric oven with matching combination oven over
- Downstairs cloakroom comprising low level WC and vanity wash hand basin with fully tiled walls
- First floor landing with built in linen/storage cupboard, loft hatch to roof space with fitted loft ladder
- Three bedrooms, bedroom one with built in mirror fronted wardrobes
- Modern bathroom with fully tiled walls, white suite comprising modern 'P' shaped bath, shower attachment, glazed shower screen, vanity wash hand basin and WC
- Front garden laid to resin driveway giving off road parking
- Enclosed rear garden with wood panel boundary fencing, side access gate, outside lighting and power, water tap, patio area leading to lawn with well stocked flower/shrub borders. Access to garage via gate
- Garage located in block at the rear

Crusader Road is a cul de sac location situated in Bearwood with local amenities close by, including a Community Centre. The town of Bournemouth with its award winning sandy beaches and Bournemouth International Airport are both approximately 6 miles distant.

EPC RATING: C

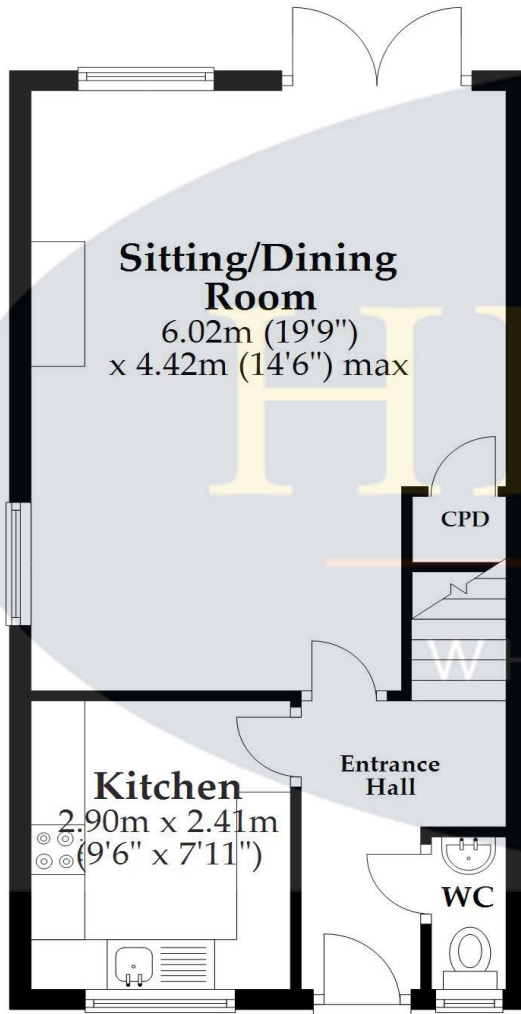
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Public open space with access from Crusader road

# Ground Floor

Approx. 40.0 sq. metres (430.5 sq. feet)



**Sitting/Dining Room**  
6.02m (19'9")  
x 4.42m (14'6") max

**Kitchen**  
2.90m x 2.41m  
(9'6" x 7'11")

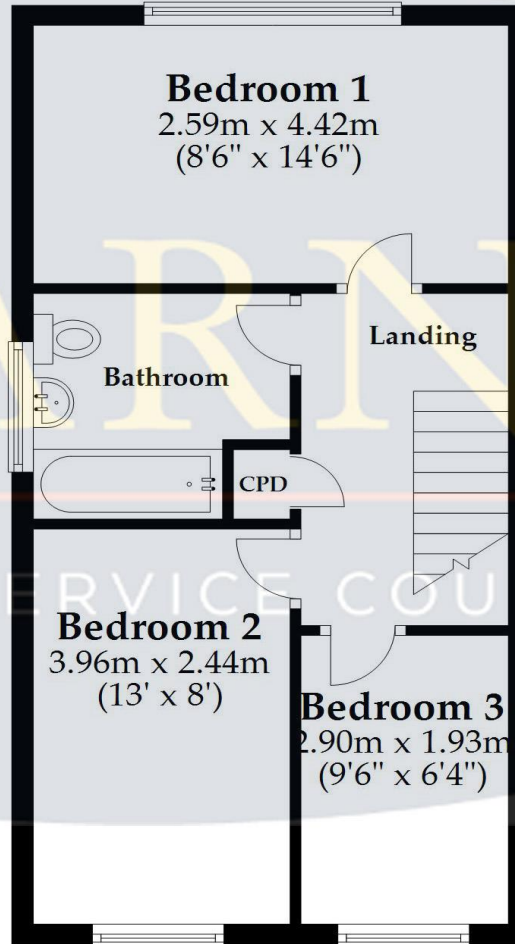
Entrance Hall

WC

CPD

# First Floor

Approx. 40.0 sq. metres (430.8 sq. feet)



**Bedroom 1**  
2.59m x 4.42m  
(8'6" x 14'6")

**Bedroom 2**  
3.96m x 2.44m  
(13' x 8')

**Bedroom 3**  
2.90m x 1.93m  
(9'6" x 6'4")

Bathroom

Landing

CPD

# Garage

Not included in the floor area calculations



Garage

Total area: approx. 80.0 sq. metres (861.3 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood



