



FOR SALE
HEARNES
01202 890080



**Lewis Gardens, Bournemouth
Dorset BH10 5ER**

FREEHOLD PRICE

£390,000

“A former three bedroom bungalow tucked away in a small, select development with a private, west facing garden”

This immaculately presented and well proportioned, two double bedroom (formerly three double bedrooms) one bathroom, one shower room detached bungalow has a private, west facing rear garden, single garage and two allocated parking spaces. The property is nestled away in a small select development at the end of a peaceful cul-de-sac location occupying a secluded corner plot.

The property has been owned by the current owners since it was originally constructed approximately 12 years ago. The accommodation originally consisted of three double bedrooms and the current owner has had the property converted into a two bedroom bungalow which could be converted back.

- **Two double bedroom (formerly three double bedroom) detached bungalow**
- Spacious 17ft **entrance hall** with coat cupboard and linen cupboard
- 14ft **Lounge** with French doors leading out onto the private, west facing rear garden and raised, decked seating area, opening through into the dining room
- **Dining room** this was formally a double bedroom and still has a door remaining leading into the entrance hall, window to the side aspect
- **Kitchen/dining room** incorporating ample roll top work surfaces with a good range of base and wall units, integrated oven, hob and extractor, cupboard housing a wall mounted gas fired boiler, recess for all appliances with plumbing for washing machine and dishwasher, space for dining table and chairs. Door leading out onto a side path. Box bay window to the front aspect
- The **master bedroom** is a large double bedroom with a window overlooking the rear garden
- **En-suite shower room** finished in a modern white suite to incorporate a large walk-in shower cubicle with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is a double bedroom with a window to the front aspect
- **Family bathroom** finished in a modern white suite to incorporate a panelled bath with mixer taps and shower hose with glass shower screen, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring.
- The **rear garden** measures approximately 40ft x 20ft, faces a westerly aspect and offers an excellent degree of seclusion. Adjoining the rear of the property there is a raised, decked seating area with steps leading down onto a lawned area which is bordered by well stocked flower beds. The lawn continues down one side of the property whilst on the opposite side of the property there is a side gate
- The property is conveyed with a **single garage** and **two allocated parking spaces**
- The **front garden** is stocked with many attractive plants and shrubs
- **Single garage** has metal up-and-over door, power and light
- Further benefits include **double glazing, UPVC fascias and soffits and a gas fired central heating system**

Bournemouth town centre is located approximately 4.5 miles away. Inson offers a good selection of day-to-day amenities and is located approximately 1.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 4 miles away.

COUNCIL TAX BAND: D

EPC RATING: C

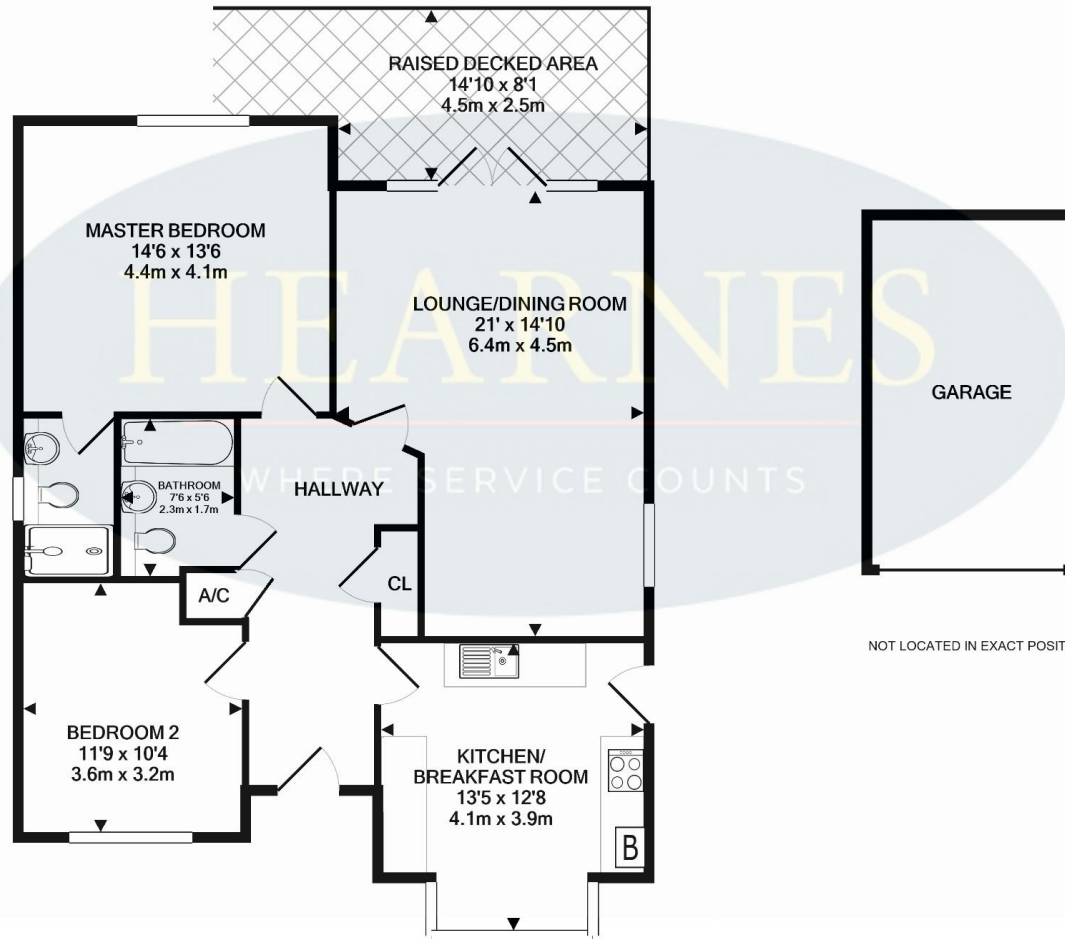
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 969 SQ.FT. (90.0 SQ.M.)



Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
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GROUND FLOOR

