



Vernalls Gardens
Bournemouth, Dorset BH10 7HT

FREEHOLD PRICE OIEO £400,000

“Beautifully finished bungalow with a south facing garden and single garage in a pleasant cul-de-sac”

This recently modernised and conveniently located three double bedroom detached bungalow has a south facing garden, detached single garage, car port and driveway providing generous off road parking, whilst tucked away in a peaceful cul-de-sac location and conveniently located for all the local amenities. The current owners have completely modernised this deceptively spacious bungalow which has been finished to a high standard. An early viewings strongly recommended to fully appreciate its size and overall finish.

- **Three double bedroom detached bungalow**
- 28ft **Entrance hall** with oak flooring
- Beautifully finished dual aspect **kitchen/breakfast room** incorporating ample wood block work surfaces which continue round to form a breakfast bar, good range of high gloss base and wall units, inset sink with rinse hose, excellent range of integrated Bosch appliances to include oven, combination oven, hob with extractor hood above, dishwasher and AEG fridge/freezer with recess and plumbing for washing machine and a cupboard housing wall mounted gas fired Worcester boiler, slate flooring, door leading out to the side driveway
- 16ft Dual aspect **lounge** with sliding patio doors leading out into a garden/sun room
- **Garden/sun room** is double glazed, has electric heating and doors leading out into the south facing rear garden
- Luxuriously appointed and extremely spacious family **bathroom/shower room** incorporating a large, walk-in shower area with chrome raindrop shower head and separate shower attachment, contemporary free standing bath with mixer taps and shower hose, WC with concealed cistern, wash hand basin with vanity storage beneath, slate fully tiled walls and flooring
- **Bedroom one** is a good size double bedroom with fitted wardrobe and oak flooring
- **Bedroom two** is also a double bedroom with oak flooring
- **Bedroom three** is again a double bedroom with oak flooring and built-in wardrobe
- The **rear garden** faces a southerly aspect, measures approximately 30ft x 25ft and is fully enclosed
- Adjoining the rear of the property there is an Indian sandstone **paved patio area**
- The remainder of the garden is predominantly laid to lawn
- A front block paviour **driveway** provides off road parking for three to four vehicles
- Double wooden gates open onto a further area of block paved **side driveway** which leads down to a car port, the car port, in turn, leads down to a detached single garage
- Detached **single garage** has a remote control up and over door, light and power
- **Further benefits** include double glazing, replacement UPVC fascias and soffits and a gas fired central heating system

There is a good selection of amenities in Kinson. The centre of Kinson is located approximately half a mile away.

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximate 3 miles away.

COUNCIL TAX BAND: C

EPC RATING: C

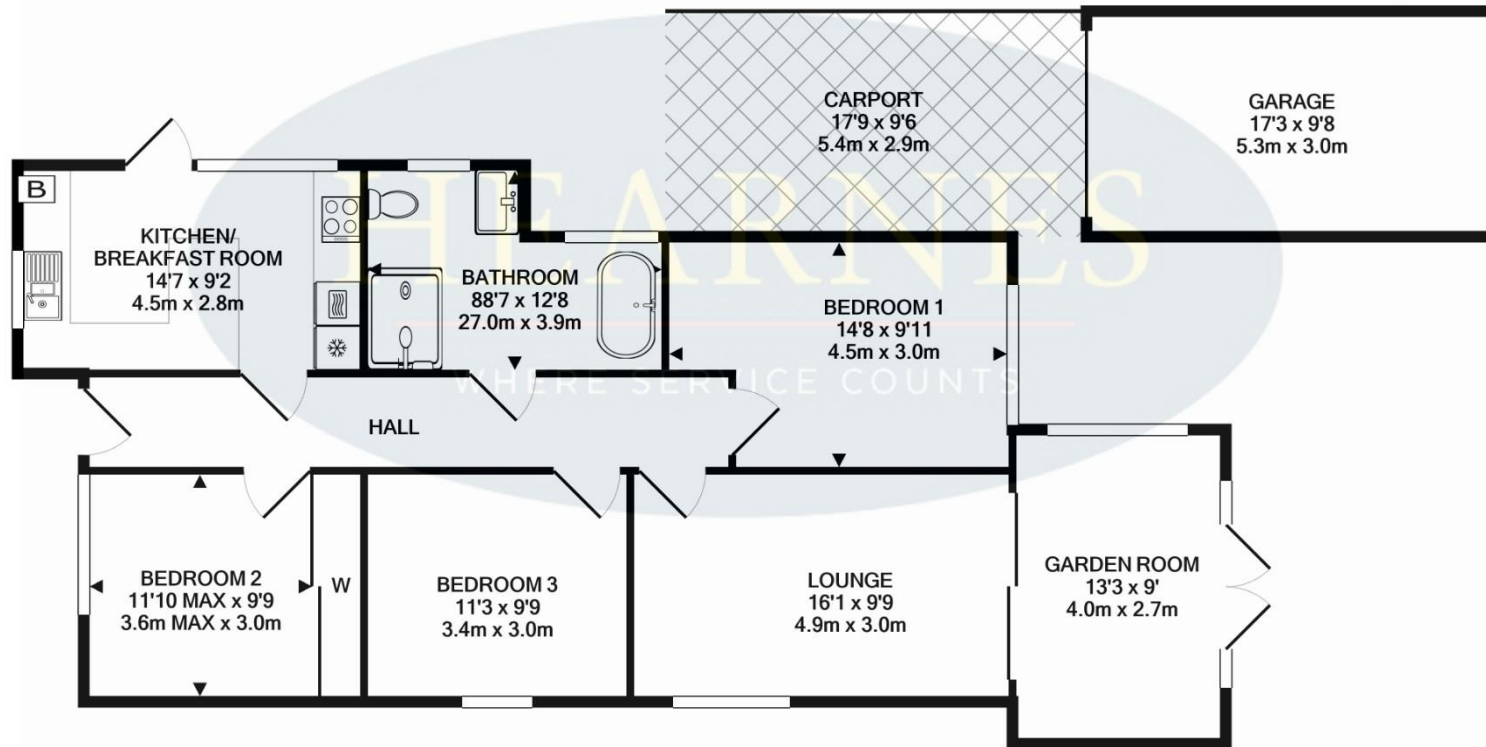
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 1132 SQ.FT. (105.2 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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6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

