

Sandy Way,

Bournemouth, Dorset, BH10 7DL



HEARNES

WHERE SERVICE COUNTS



“An extremely versatile 3,100 sq ft family home occupying a private plot measuring in excess of ¼ of an acre in a picturesque setting”

FREEHOLD GUIDE PRICE £585,000

This extremely spacious and versatile four double bedroom, one bathroom, two shower room, detached family home has a 21' conservatory overlooking secluded gardens, integral garage and generous off road parking, occupying a private plot measuring 0.26 of an acre.

This unique 3,100 sq ft family home is tucked away at the end of an unmade lane. The property enjoys a picturesque setting and has steps leading up to the light, spacious and extremely versatile accommodation.

- **Four double bedroom detached chalet bungalow occupying a private plot measuring in excess of ¼ of an acre**
- Spacious **entrance hall**
- Stunning modern **kitchen** beautifully finished with granite worktops, an excellent range of high gloss base and wall units, integrated gas hob with extractor hood above, microwave, Bosch oven, fridge freezer, recess and plumbing for dishwasher and larder cupboard
- 23' x 18' Dual aspect **lounge** with French doors leading out to the conservatory and a wood burning stove creating an attractive focal point of the room
- 21' **conservatory** enjoying a pleasant outlook over the private gardens
- Ground floor **double bedroom** with re-fitted double wardrobes and drawer storage
- **Inner hallway** with utility cupboard and plumbing for washing machine
- Stairs leading down to the garage and further set of stairs leading up to the first floor accommodation
- Family **shower room** finished in a stylish white suite incorporating separate shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- Additional **double bedroom**
- **En-suite shower room** finished in a stylish white suite incorporating a separate shower cubicle, WC, contemporary wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Walk-in wardrobe**
- **Master bedroom** is a generous sized double bedroom benefitting from fitted floor to ceiling wardrobes with sliding doors
- Luxuriously appointed and extremely spacious **en-suite bathroom/shower room** incorporating a large corner shower cubicle with chrome raindrop shower head, bidet, WC, oversized bath with mixer taps and shower hose, wash hand basin with vanity storage beneath, fully tiled walls and flooring

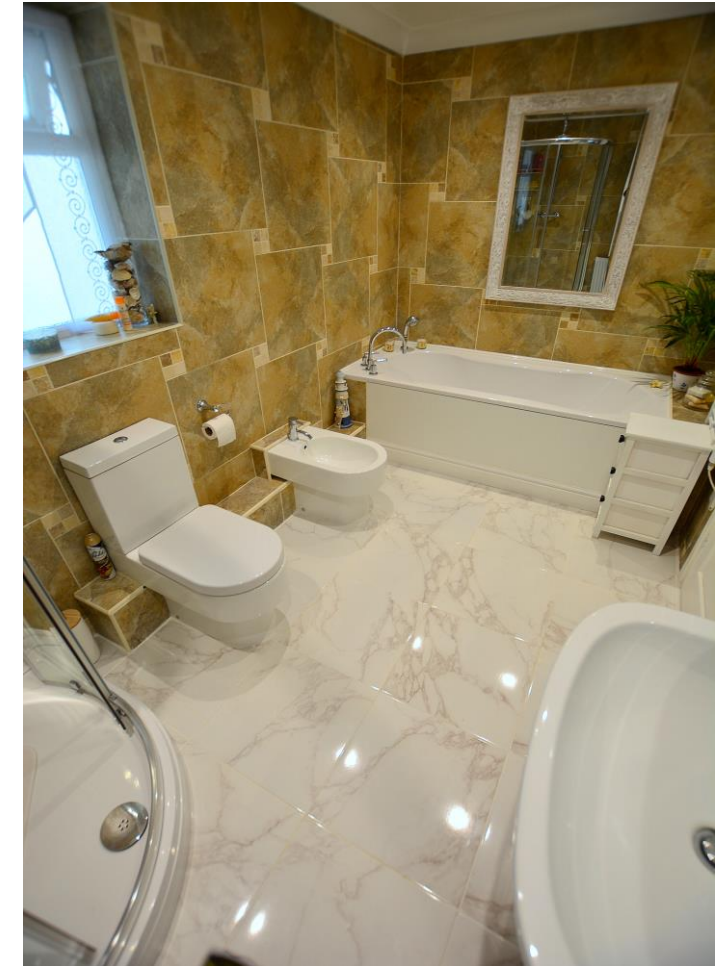
First Floor

- **Landing/gym area** with a door giving walk-in access to a useful loft space
- **Shower room** finished in a white suite incorporating a separate shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- 15' x 17' Dual aspect **double bedroom** benefitting from two fitted double and three fitted single wardrobes, door gives access to an additional large walk-in useful loft space

COUNCIL TAX BAND: E

EPC RATING: C

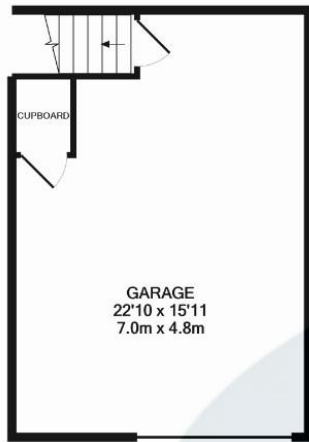




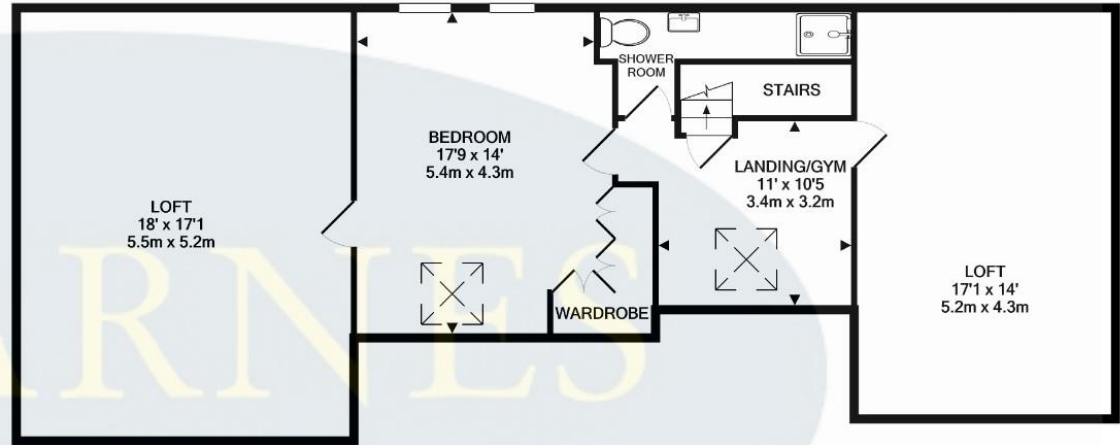
TOTAL APPROX. FLOOR AREA 3134 SQ.FT. (291.2 SQ.M.)



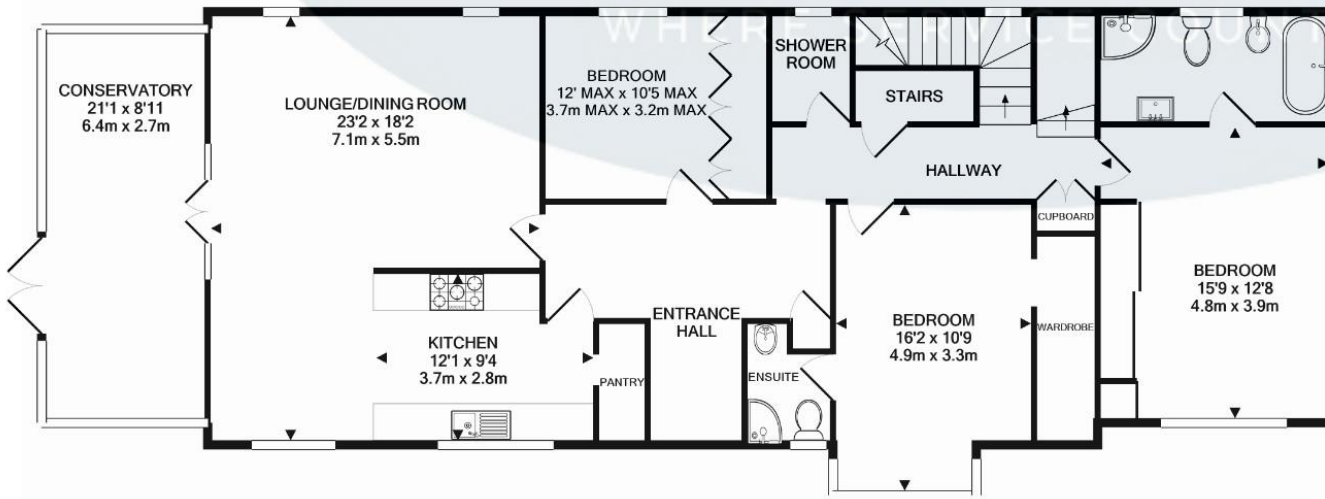
Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141
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BASEMENT LEVEL
APPROX. FLOOR
AREA 363 SQ.FT.
(33.7 SQ.M.)

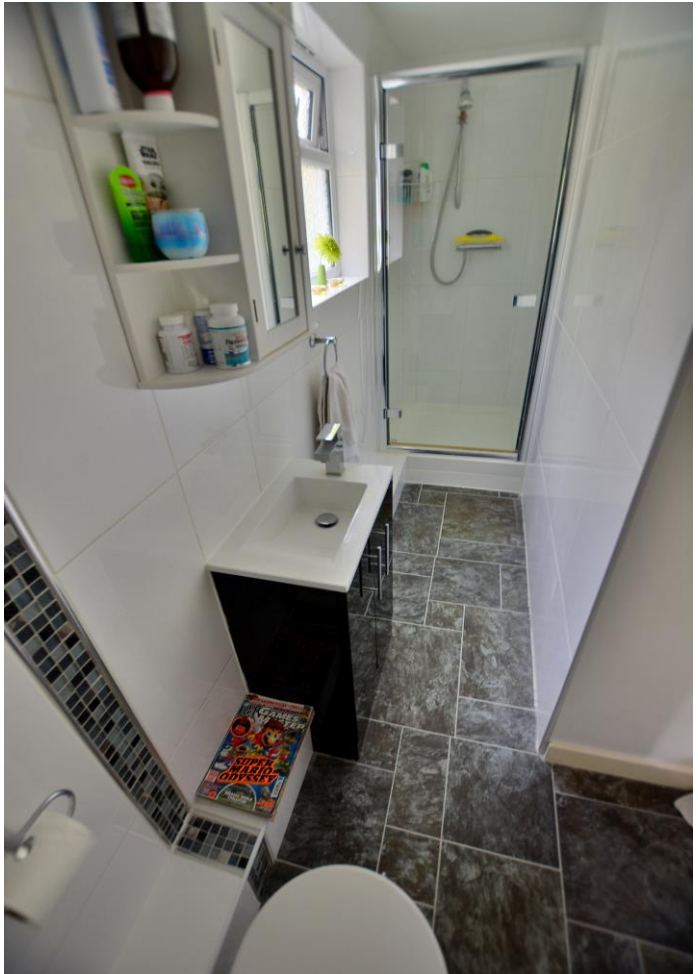


1ST FLOOR
APPROX. FLOOR
AREA 1183 SQ.FT.
(109.9 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1588 SQ.FT.

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.





Outside

- The property is located at the end of an unmade lane
- A front **driveway** provides generous off road parking and in turn leads up to an integral garage
- To the front of the property there is a private enclosed **patio area**. Also located to the front of the property there is a good sized area of lawn which continues round to join the **side garden**. Within the side garden there is a large timber storage shed, steps lead up to a middle tier of garden where there is a raised area of artificial lawn and a hardstanding. Steps continue up to the upper tier of garden. The upper tier provides an ideal spot to enjoy this picturesque wooden setting, whilst also offering a fantastic place for children to search and explore.
- The **garage** has an up and over door, light and power and a rear personal door with stairs leading up into the property
- **Further benefits** include double glazing and a gas fired central heating system

Sandy Way is conveniently located approximately 1.5 miles from Kinson centre which offers a good selection of day to day amenities. Bournemouth town centre with its array of shops, restaurants, leisure facilities and miles of sandy beaches is located approximately 4 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 3 miles away



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