



**HEARNES**

WHERE SERVICE COUNTS

**Bearwood  
Bournemouth, Dorset, BH11 9RE**

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## FREEHOLD PRICE: £385,000

A beautiful well-kept spacious two double bedroom, two reception room extended detached bungalow including a kitchen/diner, garage and parking for three cars set in a quiet cul-de-sac close to local amenities. First time to the market since 1957.

- Entrance porch with tiled floor
- Entrance hall with access to boarded loft
- Kitchen/breakfast room finished in a range of lime oak units with complementary worktops, double oven and space for fridge, slim line dishwasher and washing machine
- Separate utility room with power and light and access to patio area
- Twin aspect sitting room with feature fireplace and bay window with front aspect
- Separate dining room with sliding doors to guest bedroom
- Bedroom one with fitted wardrobes and bay window overlooking front garden
- Bedroom two with dual aspect and garden views
- Modern bathroom with walk in shower, fitted furniture incorporating a wash hand basin and WC
- Outside: The private rear garden offers a haven for gardeners and includes a large range of mature shrubs and trees with two private areas for al fresco dining and garden shed. The front garden also has an abundance of mature shrubs, off road parking and access to garage

Hull Road is a cul de sac location situated in Bearwood with local amenities including community centre, Co-op stores and pharmacy and wonderful retail park close by on Ringwood Road. The town of Bournemouth with its award winning sandy beaches and Bournemouth International Airport are both approximately 6 miles away.

COUNCIL TAX BAND: D EPC RATING: D

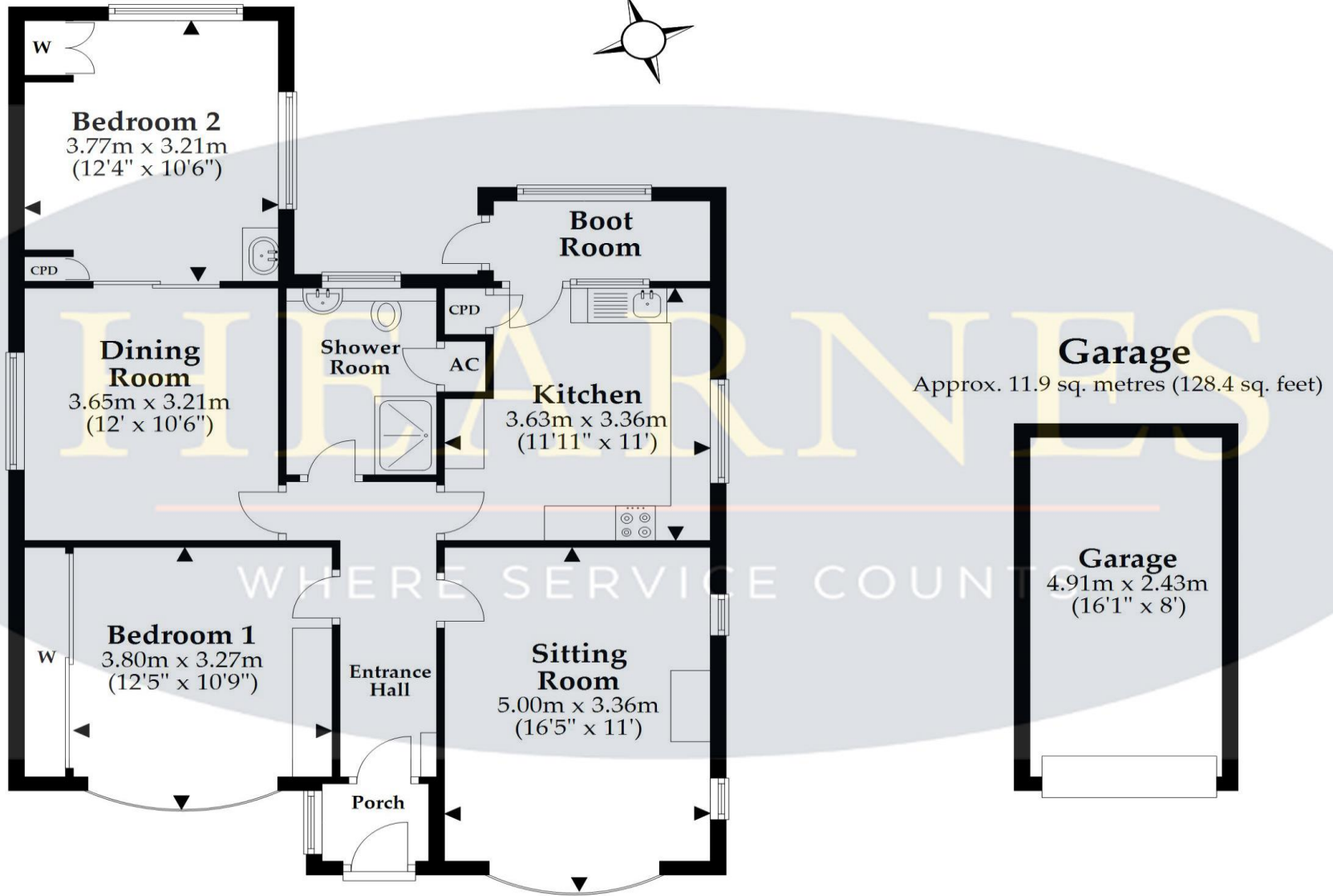
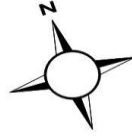
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





# Ground Floor

Approx. 83.7 sq. metres (900.5 sq. feet)



Total area: approx. 95.6 sq. metres (1028.9 sq. feet)

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







[www.hearnes.com](http://www.hearnes.com)

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