



HEARNES
WHERE SERVICE COUNTS

BH11 9TE

Bearwood, Dorset, BH11 9TE

FREEHOLD PRICE: £430,000

A well-proportioned four bedroom, three reception room spacious family home offering kitchen/ breakfast room, modern family bathroom with separate shower, private rear garden and off-road parking for up to six cars.

- Entrance porch with space for coats
- Cloakroom with wash hand basin set in a vanity unit and low level flush WC
- Generous size sitting room with feature fireplace and double doors opening into dining room
- Dining room with double glazed patio doors opening onto patio
- Kitchen/breakfast room finished in a range of high gloss white units and complementary worktops, integrated dishwasher and fridge freezer, breakfast bar and range cooker that can be left depending on offer
- Separate utility room with range of high gloss white units and complementary worktop, space for washing machine and fridge freezer
- Study area that provides access to the snug with window overlooking front drive
- Spacious landing with luxury thick pile grey carpet that continues throughout the first floor and down the stairs
- Two generous size double bedrooms both with fitted wardrobes and two large single bedrooms
- Landscaped rear garden with patio, lawn area and two seating areas that catch the afternoon sun
- The property is set back from the road with three other similar properties that share a drive, and all have ample parking with this home offering up to six spaces

The property is conveniently located opposite the local CO-OP and close to a bus route. 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.

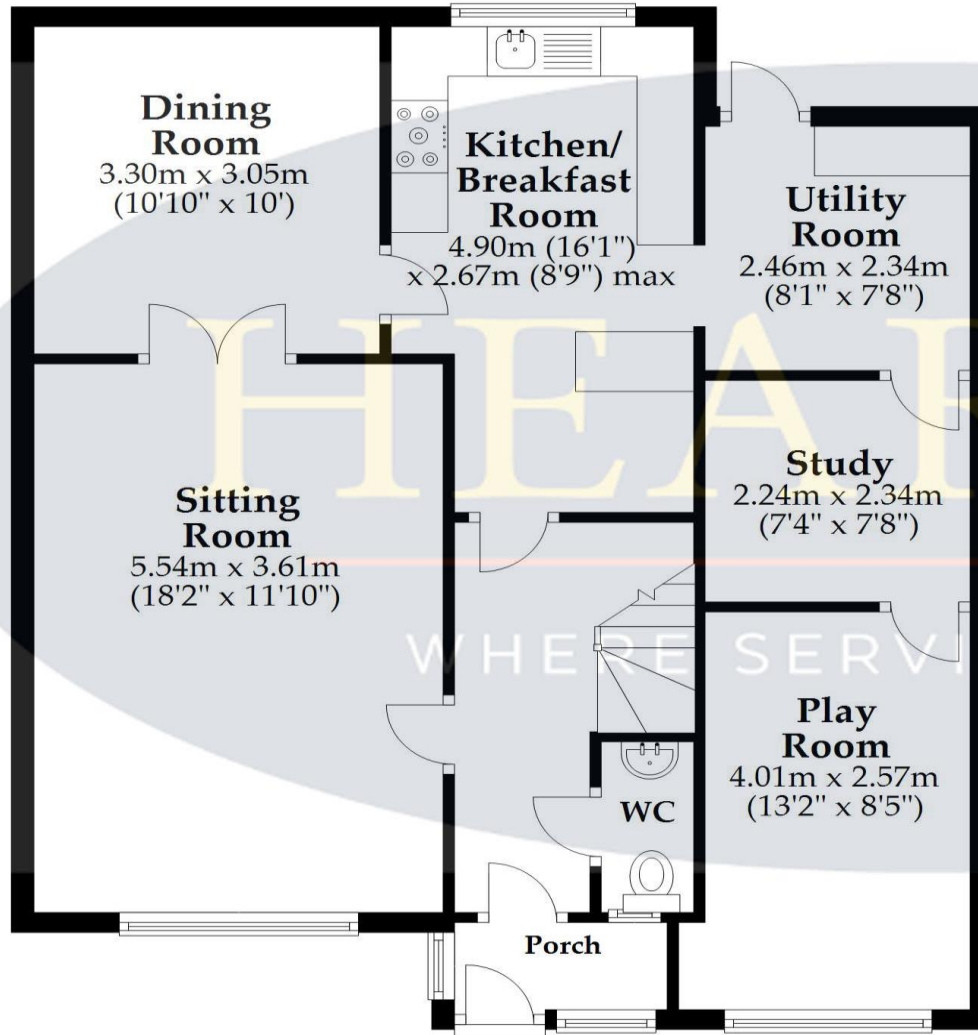




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

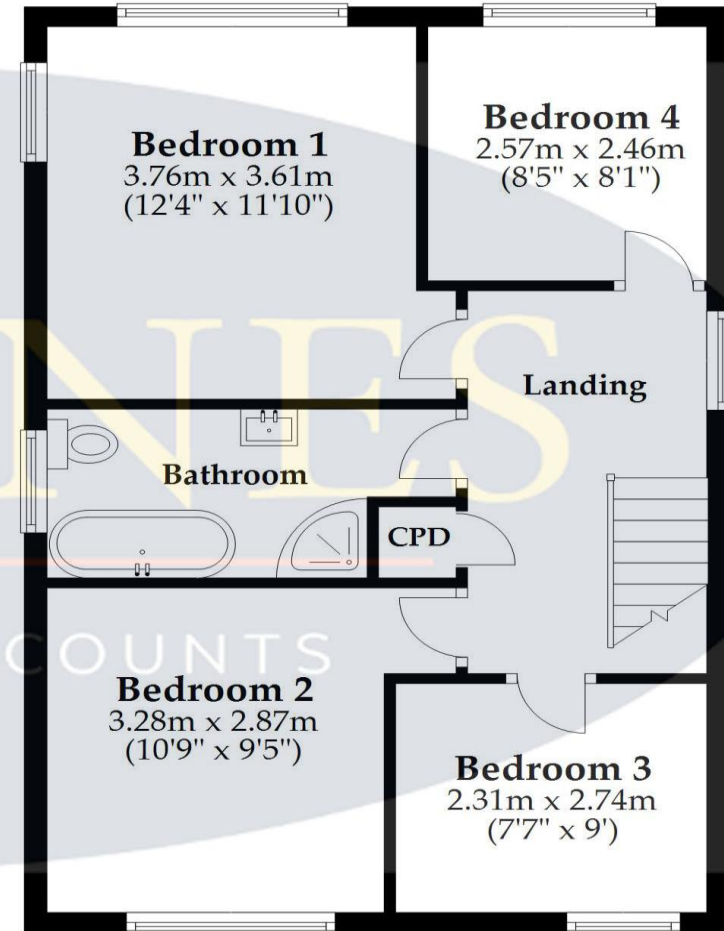
Ground Floor

Approx. 75.8 sq. metres (815.4 sq. feet)



First Floor

Approx. 53.1 sq. metres (572.0 sq. feet)



Total area: approx. 128.9 sq. metres (1387.3 sq. feet)

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





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