



**Wimborne Road, Bournemouth  
Dorset, BH10 7BY**

# FREEHOLD PRICE

## £450,000

***“An extended and beautifully finished bungalow with a landscaped and secluded garden”***

This substantially enlarged and recently modernised three double bedroom detached bungalow has a secluded and landscaped family garden with play area, covered barbeque area and a recently resurfaced front driveway providing generous off-road parking.

This light and deceptively spacious bungalow has recently undergone an extensive programme of modernisation, along with being substantially enlarged. A particular feature of the property is a 24ft kitchen/dining room which has an 11ft vaulted ceiling with three double glazed Velux roof windows flooding this space with lots of natural light. An early viewing is strongly recommended by the sole selling agents of this fantastic family home.

- **A substantially enlarged and modernised three double bedroom detached bungalow with a landscaped and secluded garden**
- Spacious **entrance hall**
- Good sized **dual aspect lounge** with concealed LED ceiling mood lighting and integrated speaker system
- 24ft Stunning open plan **kitchen/dining room** with 11ft vaulted ceiling and Velux windows flooding this space with lots of natural light
- **Kitchen** incorporating ample contemporary worktops, a good range of base and wall units, integrated double oven, induction hob and extractor canopy above, space for an American style fridge/freezer, recess and plumbing for a washing machine and space for a tumble dryer, integrated combination microwave, attractive tiled splashbacks, a window to the front aspect, ample space for a dining table and chairs and French doors leading out to the rear garden and covered barbeque area
- **Bedroom one** is a generous sized double bedroom enjoying a view over the rear garden
- **Bedroom two** is a generous sized double bedroom enjoying a view over the front garden
- **Bedroom three** is also a generous sized double bedroom with a window to the rear aspect
- Luxuriously appointed and spacious **family bathroom** incorporating a good-sized walk-in shower area with chrome raindrop shower head and separate shower attachment, contemporary freestanding pear drop bath with mixer taps and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, tiled floor and partly tiled walls
- The **rear garden** offers an excellent degree of seclusion, measures approximately 45ft x 35ft and is fully enclosed. The current owners have landscaped the rear garden to incorporate a decked seating area which adjoins the rear of the bungalow and continues down to a covered barbeque area. There is a woodchipped play area, a good sized lawned area and a useful timber storage shed
- At the front of the property an electronically operated gate opens to a recently resurfaced and landscaped front driveway which provides generous **off-road parking** for several vehicles
- **Further benefits** include double glazing, UPVC fascias and soffits and a gas-fired heating system

Castlepoint shopping centre is located approximately 2 miles away. Within 1 mile of the parade of shops on Hill View Road and in the catchment area for Hill View Primary & Winton Primary School. Bournemouth offers an array of shops restaurants, leisure and recreational facilities, along with miles of sandy bathing beaches, with the town centre located approximately 4 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 3 miles away. Within easy access to scenic walks along River Stour & through Redhill Park.

#### COUNCIL TAX BAND: D

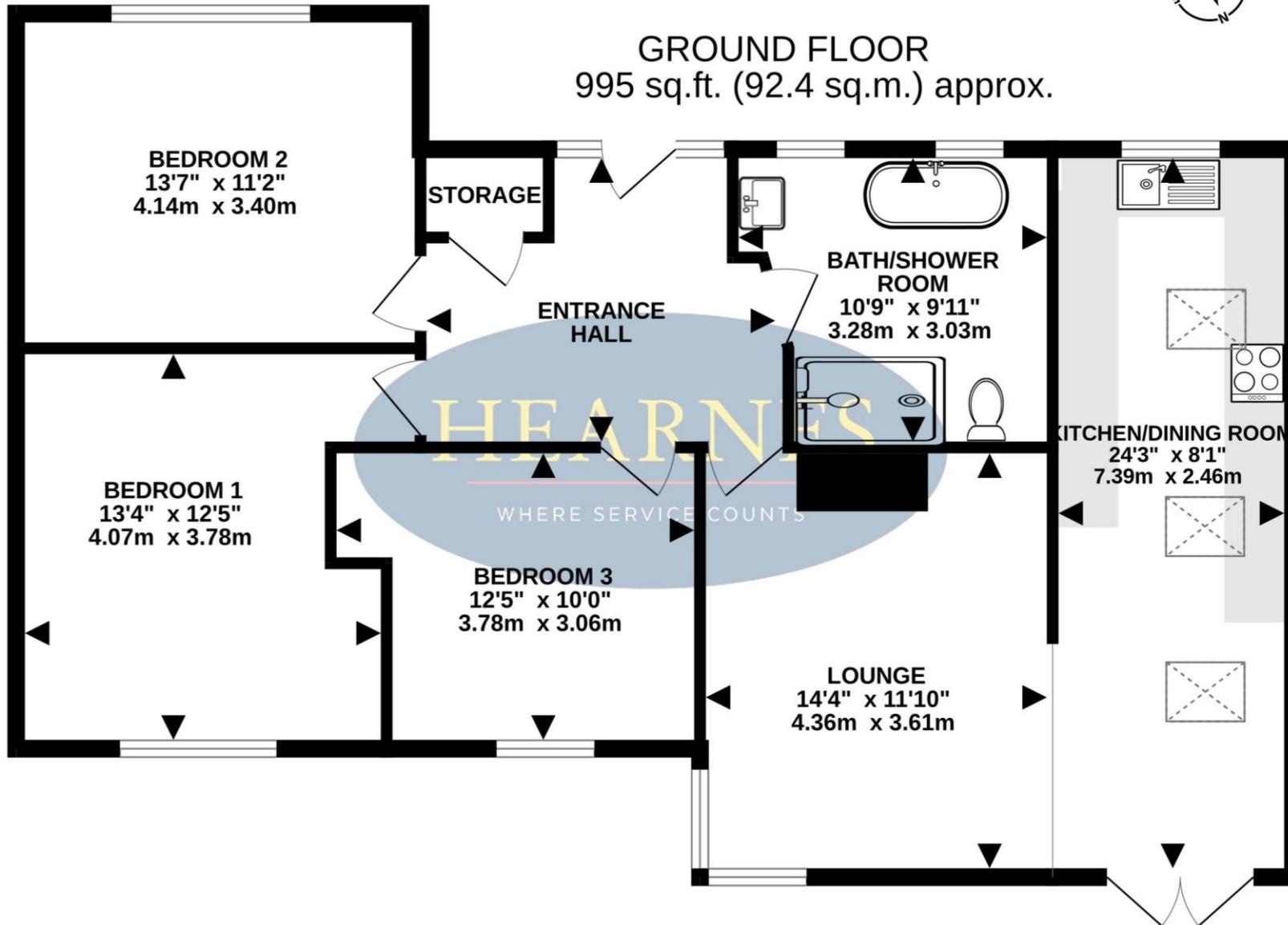
#### EPC RATING: C

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**GROUND FLOOR**  
995 sq.ft. (92.4 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

