

Doveshill Gardens

Bournemouth, Dorset, BH10 5BU



HEARNES

WHERE SERVICE COUNTS



“A superbly positioned family home occupying a larger than average secluded plot in a sought after cul-de-sac”

FREEHOLD PRICE £475,000

This well-maintained and superbly positioned four bedroom, two reception room detached family home occupies a larger than average secluded plot, with a detached single garage and driveway providing generous off-road parking. Nestled away in a sought after and peaceful cul-de-sac location, falling within the Hill View School catchment.

This light and spacious family home has been owned by the current owners for circa 40 years, over which time it has been extremely well-maintained. The property has an enormous amount of scope and potential to be enlarged and enhanced (subject to the necessary planning consents).

- **A superbly positioned four double bedroom detached family home, occupying a larger than average secluded corner plot**

Ground Floor:

- **Entrance porch**
- **Entrance hall**
- **22ft Triple aspect lounge** with a window overlooking the front garden, sliding patio doors leading out to the rear garden and a stone built fireplace with display shelves and living flame coal effect gas fire creating an attractive focal point
- **Separate dining room** enjoying a dual aspect
- **Kitchen/breakfast room** incorporating roll top work surfaces, a good range of base and wall units, space for a breakfast table and chairs, integrated oven, grill, hob and extractor, recess and plumbing for a washing machine, attractive tiled splashbacks, integrated Miele dishwasher, recess for a fridge/freezer, window overlooking the rear garden, inner lobby with wall-mounted gas-fired boiler and a door leading out to a side path
- **Cloakroom** finished in a white suite

First Floor:

- **Bedroom one** is a generous sized double bedroom benefitting from fitted floor to ceiling wardrobes with sliding doors, additional fitted wardrobes with cupboards over the bed recess and bedside cabinets
- **Bedroom two** is also a double bedroom
- **Bedroom three** is also a double bedroom
- **Bedroom four** is a good sized single bedroom enjoying a dual aspect, currently being used as an office
- **Family bathroom** incorporating a panelled bath with shower over, pedestal wash hand basin and fully tiled walls
- **Separate cloakroom** with wc and partly tiled walls

- **Further benefits** include double glazing and gas-fired heating

COUNCIL TAX BAND: E

EPC RATING: D

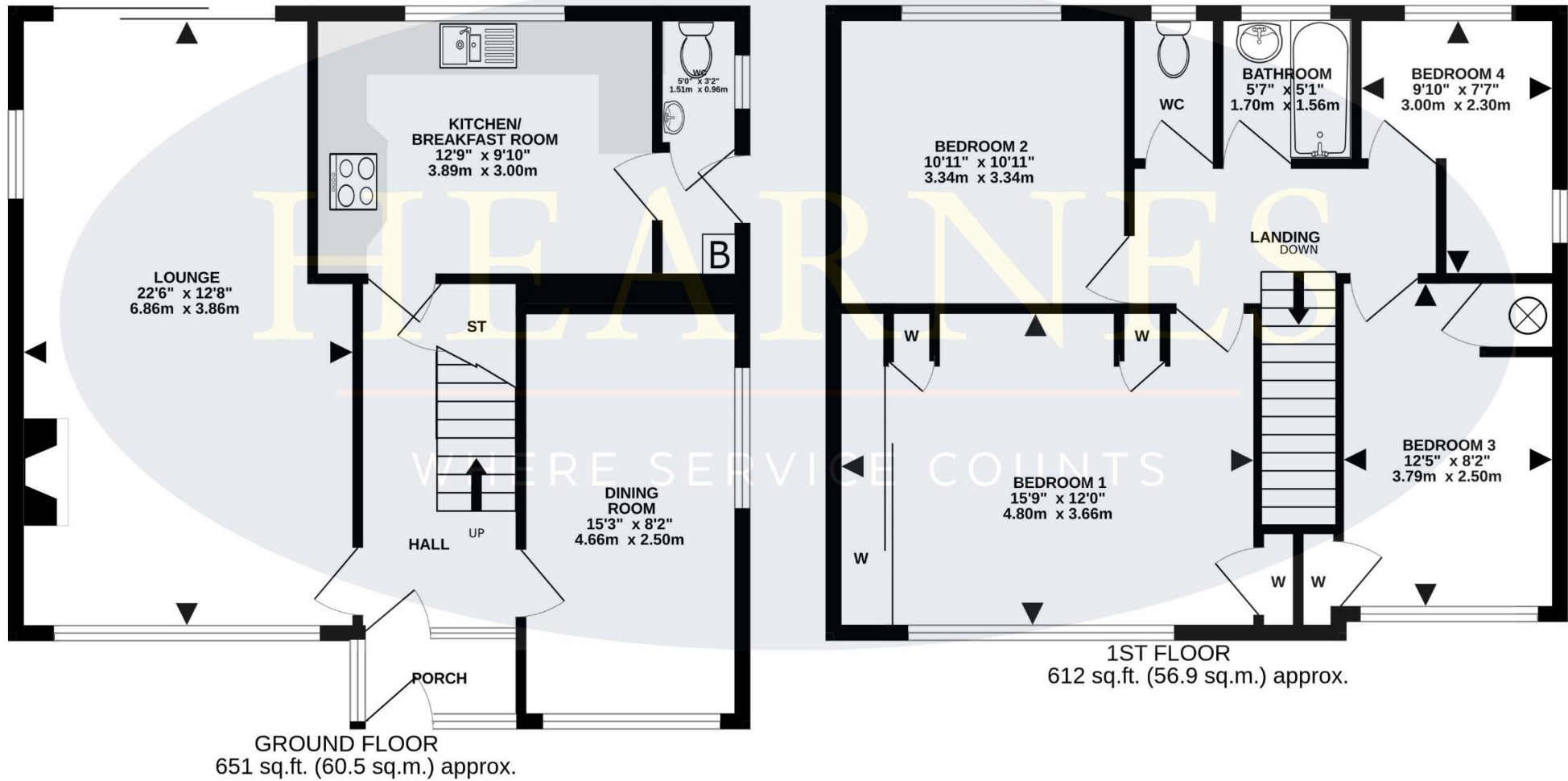




TOTAL FLOOR AREA : 1263 sq.ft. (117.3 sq.m.) approx.

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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Outside

- **Rear garden** which is a superb feature of the property as it has maximum overall measurements of 100ft x 45ft, offers an excellent degree of seclusion and is fully enclosed by mature shrubs and fencing. Adjoining the rear of the property there is a large paved patio, which continues round the side of the house, with steps leading down to a block paved side driveway, which in turn leads down to a detached garage. The remainder of the garden is predominantly laid to lawn, bordered by well-stocked flower beds. In the far corner of the garden there is a summer house. The garden itself is stocked with many attractive ornamental plants and shrubs
- Front driveway providing generous **off-road parking**. Double wooden gates open to a side driveway which leads down to the **garage** which has power and a remote control up and over door.

Bournemouth town centre is located approximately 4 miles away with its array of shops, cafes, restaurants, leisure facilities and miles of sandy beaches. Ferndown's town centre is also located approximately 4 miles away and offers an excellent range of shopping, leisure and recreational facilities.



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