



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 2091 sq.ft. (194.3 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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## 30 Spicer Lane, Bournemouth, Dorset BH11 9RJ

£650,000

### The Property

Brown and Kay are delighted to market this generously sized detached family home which has been extended over the last 20 years by the current owners making this a real rare opportunity! Sat back from the road this family home is tucked away in this popular residential no through road offering a pleasant outlook and is impeccably presented throughout. This wonderful property offers spacious and flexible accommodation comprising of large entrance hall, integral garage, large living room, separate dining room, kitchen/breakfast room with utility, study/office and downstairs w.c. There are a further six double bedrooms upstairs with a four piece family bathroom and separate shower room. Outside there is an exceptionally large driveway with parking for multiple vehicles and a large sunny aspect rear garden which has been well maintained by the current owners. This property must be viewed to be fully appreciated!

Situated in the sought after semi-rural, popular residential location of Bearwood in a quiet no through road, with convenient access to Poole, Bournemouth and Ferndown whilst ideally located moments from the market town of Wimborne. There are many local amenities just a short walk away which includes a doctor surgery and convenience store. Turbary Retail Park and Knighton Heath Golf course are also close by.

### DRIVEWAY

Large driveway mainly laid to hardstanding providing off road parking for numerous vehicles. The front area is laid to lawn with a brick wall to the pavement providing privacy from the road.

### ENTRANCE HALL

With access to both ground and first floors.

### LIVING ROOM

18' 00" x 12' 08" (5.49m x 3.86m) Front aspect UPVC double glazed bay window and double doors into the dining room. Feature fireplace.

### DINING ROOM

12' 09" x 8' 11" (3.89m x 2.72m) Sliding UPVC double glazed patio doors out to the decked area of the garden.

### KITCHEN

20' 00" x 9' 07" (6.10m x 2.92m) Well fitted kitchen equipped with a full range of units with complementary work surfaces. Breakfast bar ideal for casual dining, space for a multitude of appliances such as range cooker, American fridge freezer and dishwasher. Ceramic sink with dual aspect windows overlooking the garden. Door to utility room.

### UTILITY ROOM

7' 11" x 6' 08" (2.41m x 2.03m) Space for washing machine and tumble dryer. A further mix of base and eye level units with work surfaces. Door to WC.

### WC

Frosted window to side aspect, toilet and large vanity unit with basin, cupboards and mirror.

### STUDY/OFFICE

11' 0" x 9' 07" (3.35m x 2.92m) UPVC double glazed sliding patio doors out to the garden. Air conditioning unit.

### BEDROOM ONE

10' 0" x 13' 04" (3.05m x 4.06m) - Large double bedroom with UPVC double glazed window overlooking the rear, built in wardrobe with sliding doors. Built in dressing table with draws and cupboard above.

### BEDROOM TWO

16' 02" x 9' 01" (4.93m x 2.77m) Large double bedroom with UPVC double glazed window overlooking the rear.

### BEDROOM THREE

16' 04" x 10' 11" (4.98m x 3.33m) large double bedroom with UPVC double glazed window overlooking the front aspect. Loft hatch.

### BEDROOM FOUR

13' 0" x 10' 06" (3.96m x 3.20m) Large double bedroom with full width fitted wardrobes, UPVC double glazed window overlooking the front aspect.

### BEDROOM FIVE

11' 01" x 10' 11" (3.38m x 3.33m) Good size double bedroom with UPVC double glazed window overlooking the rear.

### BEDROOM SIX

10' 01" x 8' 01" (3.07m x 2.46m) Double bedroom with UPVC double glazed window overlooking the front. Additional over stairs storage.

### BATHROOM

Four piece bathroom suite to include large shower cubicle, bath, toilet and floating vanity unit with basin. Heated towel rail, frosted UPVC double glazed window to side aspect.

### SHOWER ROOM

Shower cubicle, toilet, sink and frosted UPVC double glazed window to side aspect.

### REAR GARDEN

A Large sunny aspect rear garden which can be accessed via either the dining room, study/office or side gate access from the front of the property. Large decked area perfectly suited to al fresco dining or entertaining. The remainder of the garden is laid to lawn.

### GARAGE

19' 01" x 10' 05" (5.82m x 3.17m) Electric up and over door, power and lighting.

### COUNCIL TAX - BAND E