

Runnymede Avenue

Bearwood, Bournemouth, Dorset BH11 9SN



HEARNES

WHERE SERVICE COUNTS



“A substantially enlarged and beautifully finished family home with a secluded and landscaped garden”

FREEHOLD PRICE £529,950

This superbly appointed, extended and impeccably presented four double bedroom, one bathroom, one shower room detached family home has a secluded and landscaped rear garden, single garage and driveway.

This extremely spacious 1,500 sq ft house has been upgraded and improved by the current owners who have managed to create a fantastic family home with the principal rooms overlooking a secluded and landscaped rear garden. The property also has the added benefit of solar panels whilst situated in a popular and convenient location within Bearwood.

- **A 1,500 sq ft extended four double bedroom detached family home with landscaped gardens**

Ground floor:

- **Entrance hall** with high quality herringbone Karndean flooring and understairs cupboard
- **Cloakroom** finished in a stylish white suite
- **Stunning 22ft open plan kitchen/breakfast/dining room** with high quality herringbone Karndean flooring continuing throughout
- **The kitchen/breakfast area** has been beautifully finished with stylish slimline worktops and matching upstands with a central island unit and integrated induction hob. There is a good range of base and wall units and integrated twin ovens, fridge and freezer, dishwasher, washing machine and a double glazed door leading out to a side path
- **The dining area** has ample space for dining table and chairs with double glazed window overlooking the rear garden and double glazed French doors opening onto a patio area
- **21ft Dual aspect lounge** with a bay window to the front aspect and sliding patio doors leading out into the rear garden

First floor:

- **Spacious first floor landing**
- **Bedroom one** is a generous size double bedroom benefitting from a fitted double wardrobe and further fitted floor to ceiling wardrobes with sliding doors
- **En-suite shower room** finished in a stylish white suite incorporating a corner shower cubicle with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath
- **Bedroom two** is also a generous size double bedroom enjoying a dual aspect with a fitted double wardrobe
- **Bedroom three** is a double bedroom
- **Bedroom four** is a double bedroom with fitted double wardrobe
- **Family bathroom** refitted in a stylish white suite incorporating a shower/bath with chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC with concealed cistern

COUNCIL TAX BAND: E

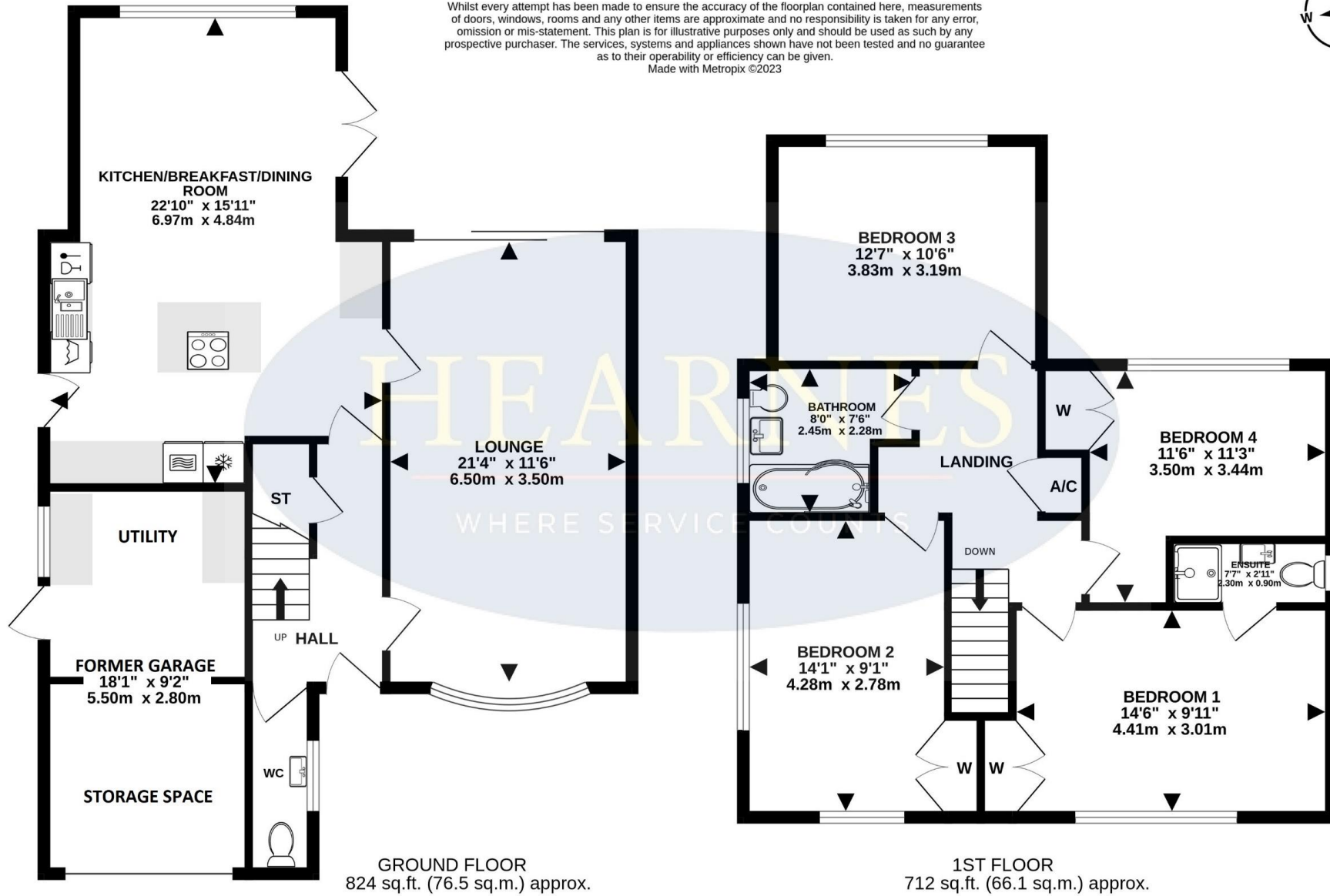
EPC RATING: C





TOTAL FLOOR AREA : 1535 sq.ft. (142.6 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

- **The rear garden** is a superb feature of the property as it measures approximately 50ft x 35ft, offers an excellent degree of seclusion and has been landscaped
- Adjoining the rear of the property there is a good size **resin bonded patio** and a matching path which leads round to a side gate and side door into the garage. The remainder of the garden is mainly laid to lawn which is beautifully kept and bordered by well stocked flower beds. At the far end of the garden there is a shingle play area and a gravelled seating area. The garden itself is fully enclosed by mature shrubs and fencing
- **A front recently resurfaced resin bonded driveway** provides generous off road parking and in turn leads up to a single garage. There is a good size area of well kept front lawn
- **Single garage** has been partly converted to create a utility room with worktops, base and wall units, recess for freezer, recess for tumble dryer, double glazed door leading out to a side path. The front portion of the garage remains for useful storage with a replacement up-and-over door
- **Further benefits include;** double glazing, a gas fired heating system and the property also has solar panels which substantially reduce the utility bills. The solar panels are on a lease contract

The market town of Wimborne is located approximately 3.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is also located approximately 3.5 miles away.



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