

DeCourtenai Close

Bearwood, Dorset, BH11 9PG



HEARNES

WHERE SERVICE COUNTS



“Well-proportioned and superbly presented detached family home, situated in an ideal location close to schools and local amenities”

FREEHOLD PRICE £500,000

This modern detached home has been modernised to a high standard providing larger than average accommodation and is set in a prime location approximately half a mile to local amenities to include Supermarket, Doctors Surgery and Primary School, with convenient bus routes to Poole, Bournemouth and Ferndown making it ideal for commuters.

The accommodation comprises four first floor double bedrooms served by an en-suite shower room and family bathroom, all accessible from a spacious first floor landing with a unique reception space and large double glazed picture window. There is an open plan living and dining area both with patio doors and a superbly appointed kitchen/breakfast room.

Other benefits include entrance hall with Karndean flooring, cloakroom, double glazing, gas central heating and integral access to the single garage. The rear garden is ideal for families with a level lawn and patio and a section of raised decking perfect for entertaining.

Ground Floor:

- **Entrance hallway** with Karndean flooring
- **Cloakroom** with wc and window to the side aspect
- **Living room** central feature mantelpiece with solid stone backdrop and hearth, double doors through to the hall, French doors giving access to and overlooking the rear garden and an archway through to the dining room
- **Dining room** with Karndean flooring and French doors giving access to and overlooking the garden
- **Kitchen/breakfast room** refitted with a comprehensive range of base and wall mounted units, wood effect worktops which continue round to form an island, integrated oven, 5 ring gas hob with glass fronted extractor hood above, mosaic tiled splashbacks, sink unit with window above, space for an American style fridge/freezer, integrated dishwasher a continuation of the Karndean flooring and a door out to a covered storage area

First Floor:

- **Landing** providing a unique reception space, a floor to ceiling window providing extra light and ornate banister
- **Bedroom one** is beautifully presented, with a window to the front aspect and built in wardrobes with mirror fronted sliding doors
- **En-suite shower room** finished in a modern white suite to incorporate a shower cubicle, recess with circular inset sink, wc, mosaic tiled walls and a window
- **Bedroom two** with a window to the rear aspect and a built in wardrobe
- **Bedroom three** with a built in cupboard and a window to the rear aspect
- **Bedroom four** also with a built in cupboard and a window to the front aspect
- **Bathroom** finished in a stylish modern suite comprising dual ended bath with central taps set into a mosaic tiled recess and matching panel, together with a walk in shower cubicle, wc, pedestal wash hand basin, tiled flooring and a window

COUNCIL TAX BAND: E

EPC RATING: D

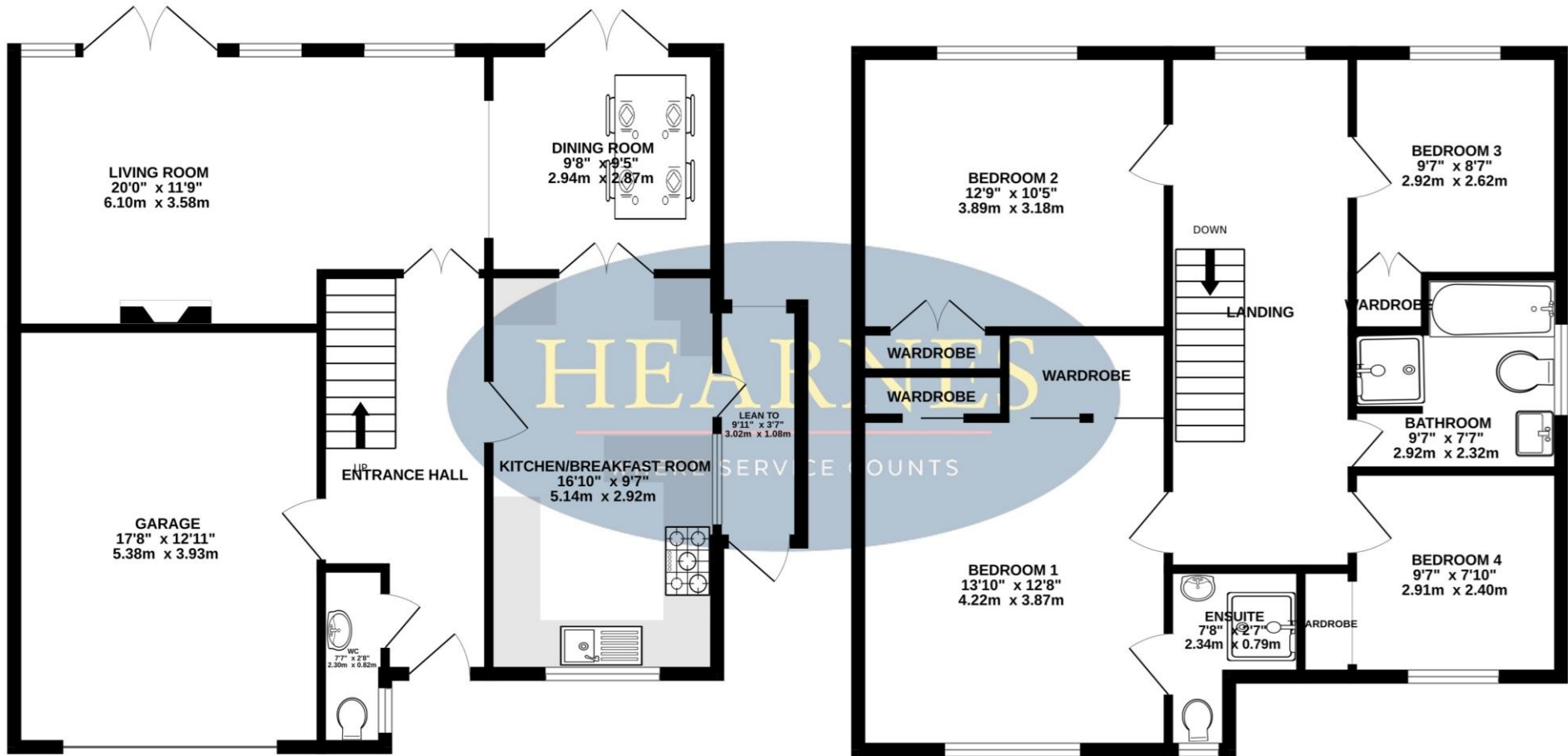




GROUND FLOOR

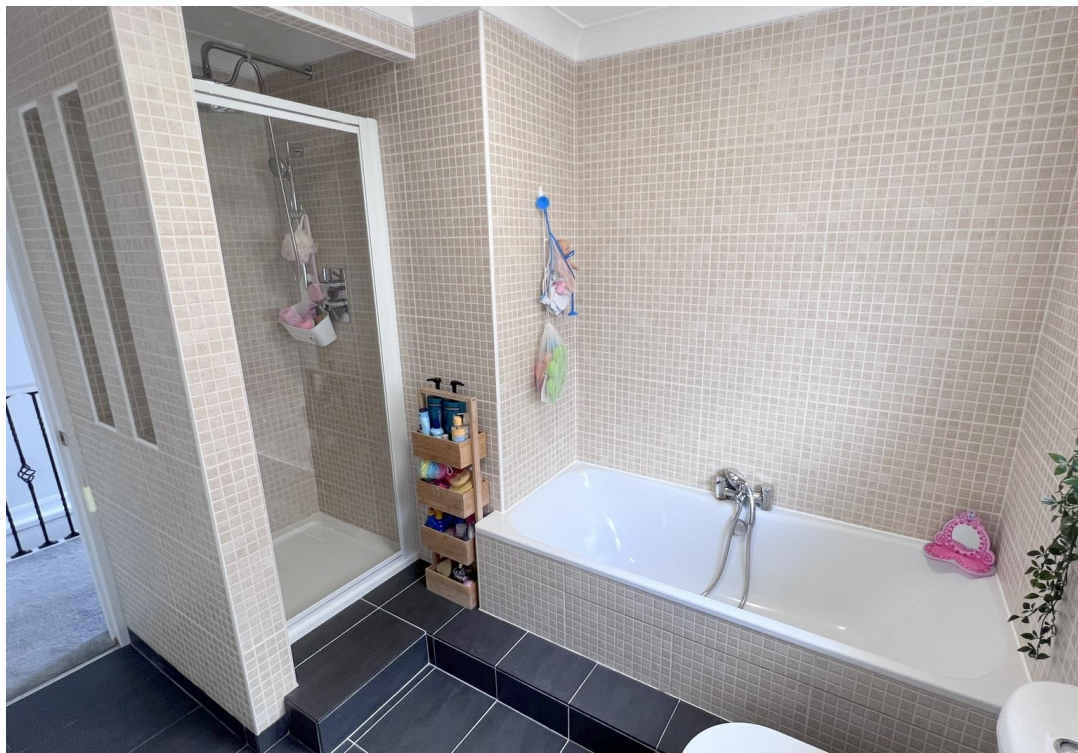


1ST FLOOR



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 driveway provides **parking for two vehicles** with a section of lawn and gated side access
- **Double garage** with up and over automated door, power and light and a door through to the house
- **Rear garden** with a pleasant open aspect, mainly laid to level lawn with a section of patio adjacent to the rear of the property and an area of raised timber decking with pergola, bar area and wooden shed/storage. All enclosed by majority panel fencing and mature shrubs to one side



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