

# Bear Cross Avenue

Bear Cross, BH11 9PA



**HEARNES**

WHERE SERVICE COUNTS



***“An extremely versatile four bedroom bungalow with a wonderful open plan kitchen/family room, detached outbuilding and offered with no onward chain”***

**FREEHOLD PRICE £485,000**

This deceptively spacious and well presented detached bungalow provides flexible living on a secluded plot located in an extremely convenient location on the fringes of Bear Cross within easy reach of local amenities and commuter access to Poole, Wimborne, Hurn Airport and the A31.

The accommodation comprises: four bedrooms served by a luxury shower room and separate bathroom all on one wing of the property away from the main living room with a wood burner and patio doors to the impressive double glazed conservatory. The main hub of the bungalow is the delightful open plan cottage style kitchen and day space with a rustic feel full of original features, wood effect tiled floor, breakfast bar and folding doors to the rear garden. Other benefits include a convenient entrance lobby and inner hall, separate WC, gas central heating, utility room, detached multi use building with large covered section of patio for safe storage and driveway parking for several vehicles.

- Steps up to a secure UPVC front door leading directly into the **entrance lobby** with cloaks and shoe storage space, further double glazed door into the hallway
- **Hallway** with engineered wooden flooring, glazed double doors to the living room, single door to the kitchen and door to the cloakroom
- **Cloakroom** with wash hand basin with vanity unit, WC and extractor fan
- **Living room** with chimney breast recess, wooden mantle, solid hearth and inset solid wood burner, wooden casement double bi-fold doors giving access to the conservatory
- Well proportioned triple aspect **conservatory** with double glazed window to both sides and rear with pitched double glazed roof, double doors lead to the side decking area, laminate flooring
- **Kitchen/family/dining area**, this room forms the hub of the house away from the main bedrooms and bathrooms and is ideal for entertaining with wood effect tiled flooring throughout
- The cottage style **kitchen** comprises a range of base units with wooden worktops and adjacent breakfast bar, inset Butler sink with brass effect mixer taps, double glazed window to the front aspect, exposed brick feature wall, space and gas point for cooker, space for tall standing fridge freezer, inset spotlights with plain set ceiling, double glazed bi-fold doors giving access to and overlooking the rear garden, space for large family dining table and chairs, sliding doors to a convenient pantry with ample storage and shelving
- **Inner hallway** providing access to all the bedrooms and bathroom, hatch to loft space, doors to cupboard with hanging space and shelving, double glazed window to the side aspect
- **Bedroom one** with a double glazed window to the rear aspect
- **Bedroom two** with a double glazed window to the side aspect, louvre door cupboard housing Worcester gas combination boiler
- **Bedroom three** with a double glazed window to the front aspect
- **Bedroom four** with a double glazed window to the front aspect
- Re fitted Victoriana style **family bathroom** with free standing dual end bath with central mixer tap and shower attachment, wash hand basin, WC, contemporary heated towel rail, opaque double glazed window, brick effect part tiled walls
- Stylish contemporary re-fitted **shower room** set up as a wet room with slate effect tiled walls and flooring throughout, glazed partial shower screen, fitted shower unit, WC, contemporary stone effect wash hand basin with mixer tap, opaque double glazed window, contemporary heated towel rail
- **Utility room** with a double glazed door to the side aspect, worktop surface, space, power and plumbing for washing machine

**COUNCIL TAX BAND: D**

**EPC RATING: D**

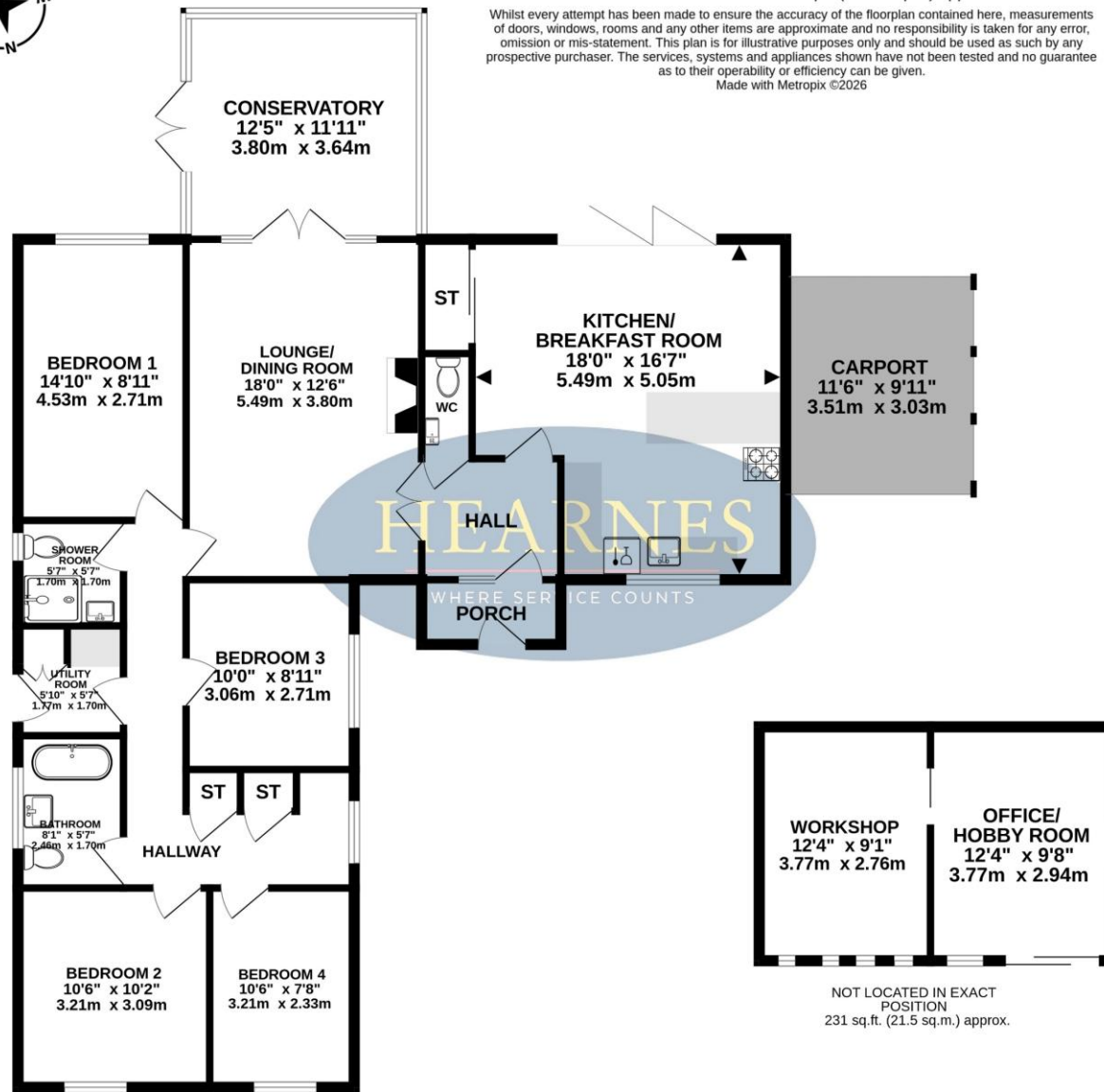






TOTAL FLOOR AREA : 1606 sq.ft. (149.2 sq.m.) approx.

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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GROUND FLOOR  
1375 sq.ft. (127.7 sq.m.) approx.

NOT LOCATED IN EXACT  
POSITION  
231 sq.ft. (21.5 sq.m.) approx.

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





## Outside

- The **rear garden** measures 75' x 33' maximum and is particularly secluded with a bright southerly aspect, section of lawn and various areas of decking and patio requiring some attention with side storage enclosed by timber fencing and a versatile covered with similar to that of a car port
- Front **driveway** provides off road parking for several vehicles



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