



**Knighton Heath Road, Bournemouth
Dorset, BH11 9PN**

FREEHOLD PRICE

£425,000

This beautifully appointed detached bungalow has been maintained and decorated to an extremely high standard both internally and externally to include three bedrooms, one of which is currently used as a spacious dining room, modern fitted kitchen and bathroom and a wonderful light and airy dual aspect living room open plan to an impressive garden room overlooking the rear patio and garden.

Other benefits include modern double glazing, gas central heating, fitted wardrobes, pavia driveway parking for several vehicles to a convenient covered car port by the side kitchen access, detached garage, further section of parking on the left hand side of the property. the rear garden has been thoughtfully landscaped and maintained providing a secluded westerly aspect from the patio.

- Double glazed picture window front door to the **entrance hall**
- **Entrance hall** with Karndean style quality wood effect flooring, double doors to airing cupboard, hatch to loft, cupboard housing meters
- **Living room** beautifully presented dual aspect living room with rectangular picture windows to both sides of the central fireplace, ornate coving and plain set ceiling, open plan to a wonderful double glazed garden room giving access to and overlooking the rear garden with wood laminate flooring and double doors
- Impressive **fitted kitchen** comprising range of base and wall mounted units with wooden adjoining worktops, tiled splashbacks and underlighting, integrated double oven and inset five ring gas hob with extractor above, integrated dishwasher, plumbing for washing machine and space for tall standing fridge/freezer, continuation of the Karndean style flooring, one and a half bowl sink unit with double glazed window above and opaque double glazed door to the driveway
- **Bedroom one** double glazed box bay window with leaded fan lights, comprehensive range of bespoke bedroom furniture around the bed recess with mirror fronted wardrobes and matching dressing table
- **Bedroom two** with double glazed window to the front aspect, range of fitted bedroom furniture above the single bed recess
- **Cloakroom/WC** double glazed window, WC, tiled floor
- Stylish, modern **bathroom** with matching suite comprising dual ended panelled bath with central mixer taps, tiled walls and flooring and wash hand basin inset to a vanity unit with shelving and storage, double glazed window
- **Bedroom three/reception room** impressive multi-use room currently used as a dining room with double glazed window to the rear overlooking the garden, central ceiling rose and ornate coving
- Outside front superbly maintained **front garden** with raised level immaculate lawn, pavia driveway and pathway to the front door with well maintained shrub and flower borders. The pavia driveway continues to one side of the house to a **covered car port and garage** whilst there is an additional parking area to the other side of the front garden
- **Garage** up and over door and range of fitted workshop cupboards, internal power, lighting, inspection pit, and two double glazed windows to one side
- **The rear garden** is a particular feature of the property on two levels elevated from a private patio with steps up to a lawned garden with a comprehensive range of shrub and flower borders, specimen plants with hardstanding for a timber shed, raised borders to the far rear enclosed entirely by wood panelled fencing with concrete posts and an additional area to the side of the property ideal for storage
- Side gate to the drive

COUNCIL TAX BAND: D EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.

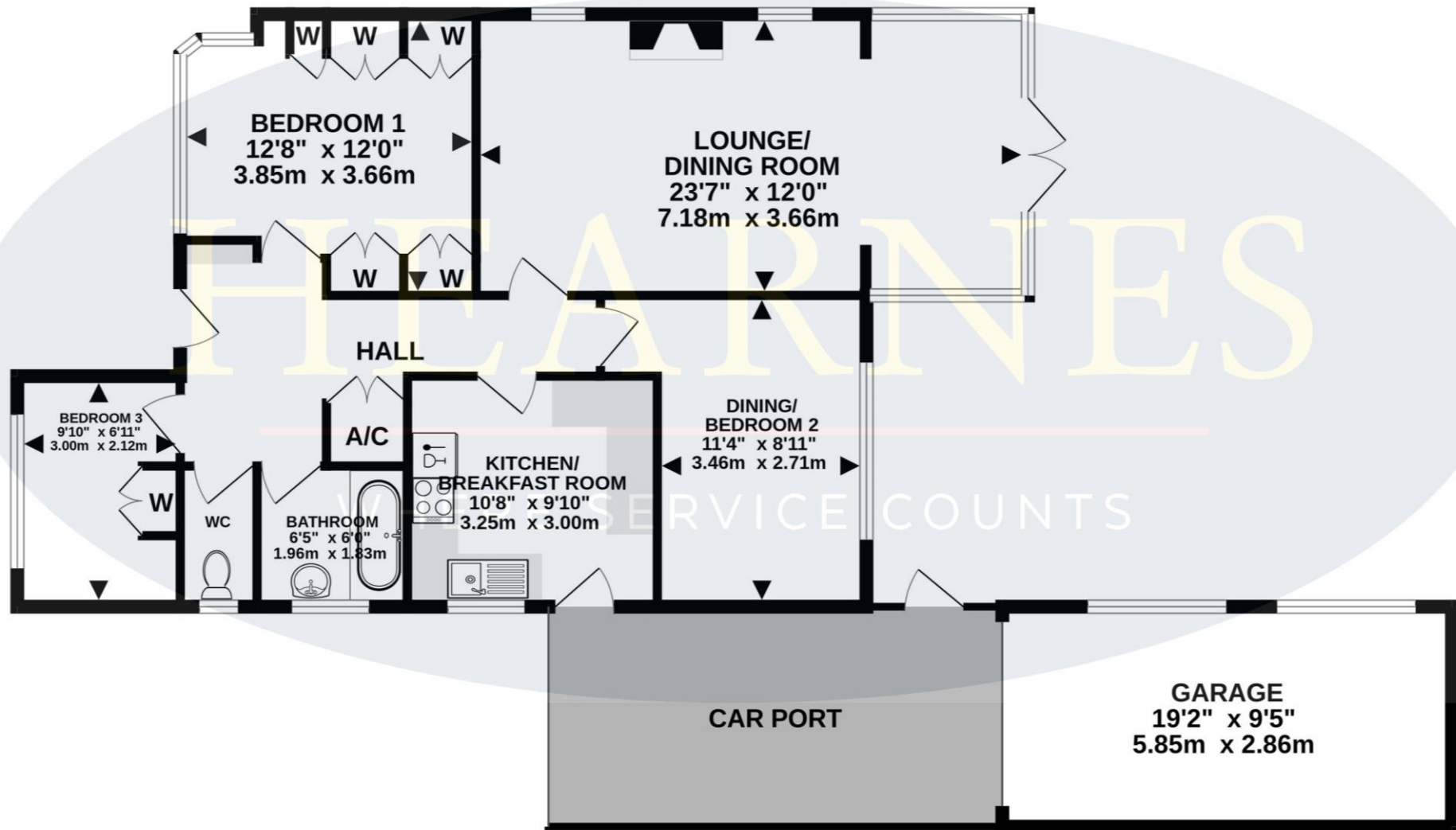
“Simply stunning detached bungalow providing three bedrooms, living room and garden room, landscaped gardens and detached garage”



NOT INCLUDING CAR PORT

TOTAL FLOOR AREA : 1060 sq.ft. (98.4 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.
Made with Metropix ©2025



6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

