



FOR SALE
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**Shapland Avenue
Bournemouth, Dorset BH11 9PX**

FREEHOLD

PRICE £375,000

“Well appointed detached three bedroom bungalow with en-suite and family bathroom, modern kitchen/lounge/dining room, west facing garden and garage”

This well maintained detached bungalow provides three bedrooms served by a modern en-suite shower room and family bathroom, together with a spacious lounge/dining room with double glazed French doors to the rear garden, a modern fitted kitchen and L-shaped hallway.

Other benefits include a modern gas combination boiler and central heating, double glazing, driveway parking to the front and side of the property for numerous vehicles which leads through timber gates to a detached garage with automated door and a pleasant westerly facing private rear garden and patio. The property occupies an extremely convenient location close to Bearwood community shops, doctors surgery, local regular bus routes and access to the main routes to nearby Kinson, Parley, Bournemouth International Airport, Poole and Bournemouth town centre.

- **Side access via the driveway** - with steps up to a UPVC front door
- **L-shaped entrance hall** – hatch to loft with pull down ladder, cupboard housing modern electric consumer unit
- **Lounge/dining room** – spacious open plan living area with a window and French doors overlooking and giving access to the rear garden and patio
- **Kitchen** – modern fitted kitchen comprising a range of base and wall mounted units with adjoining worktops, integrated oven and inset four ring halogen hob with extractor above, space and plumbing for washing machine, dishwasher and tall standing fridge/freezer, cupboard housing Glow Worm gas combination boiler, single drainer sink unit with mixer taps, a window overlooking the side aspect and a door giving access out to the driveway
- **Bedroom one** – Window to the front aspect and a door to the en-suite
- **En-suite shower room** – White matching suite comprising corner fitted shower cubicle with sliding doors and chrome shower attachment and overhead rainfall shower, WC, pedestal wash hand basin, isolated extractor fan, fully tiled walls and flooring
- **Bedroom two** – bay window to the front aspect
- **Bedroom three** – opaque window to the side aspect
- **Family bathroom** – comprising matching white suite incorporating a panelled bath with glazed shower screen and wall mounted shower unit with rainfall shower head, pedestal wash hand basin, WC, chrome heated towel rail, extractor fan, fully tiled walls and flooring and opaque window to the side aspect
- **Rear garden** - measures approximately 34ft x 34ft, faces a **westerly aspect** and provides an excellent degree of privacy, with a paved patio adjacent to the rear of the property, an area laid to lawn, surrounded by landscaped borders and enclosed by panelled fencing
- **Front** – Versatile pavia driveway with front of parking and further side driveway to a vehicle charging point
- **Detached garage** - (15ft 10in x 9ft 7in) pitched roof, power and light and an electric up and over door

There is a small selection of amenities less than half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 3 miles away.

COUNCIL TAX BAND: C

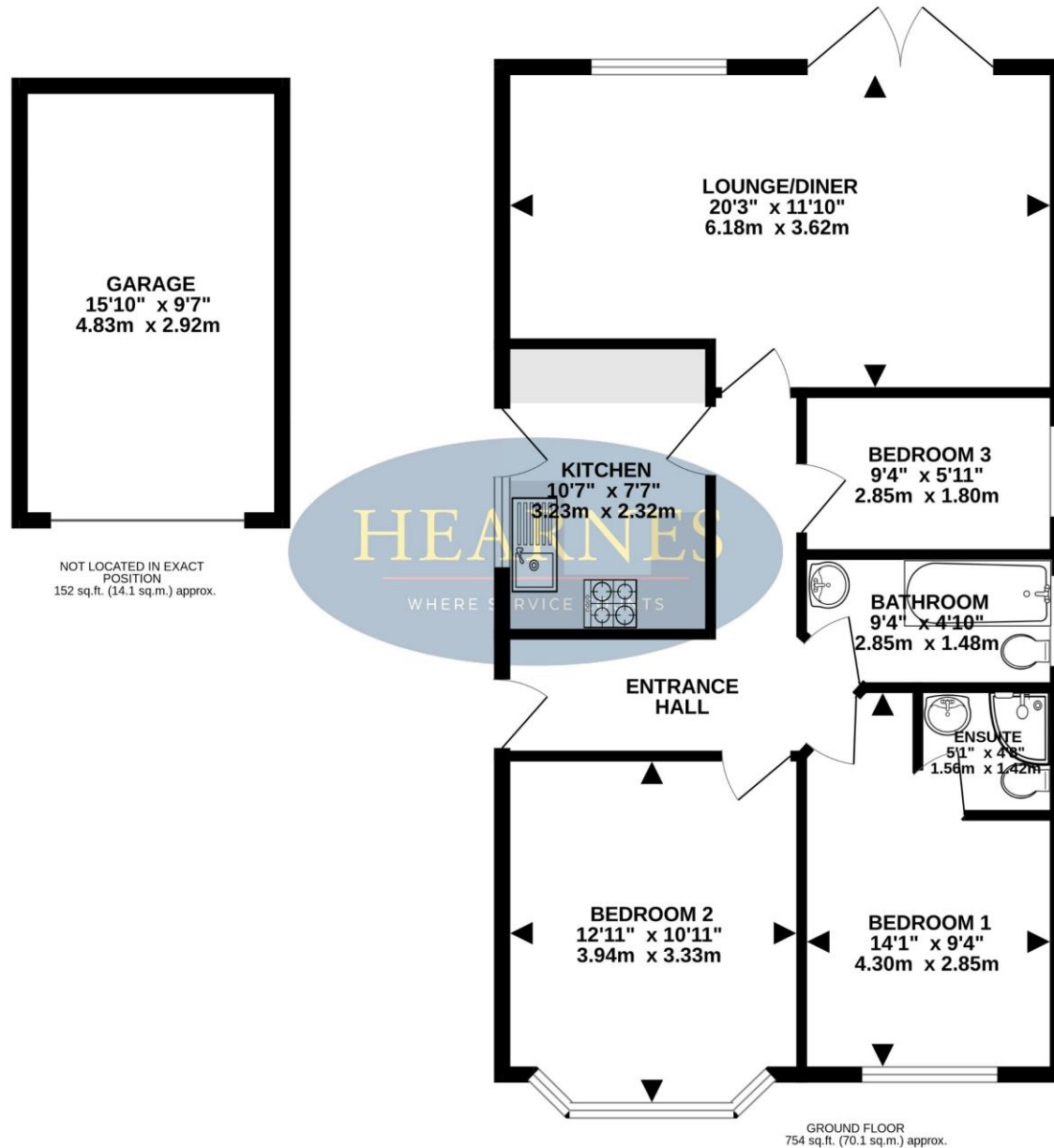
EPC RATING: D



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TOTAL FLOOR AREA : 906 sq.ft. (84.2 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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6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

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