



**Holloway Avenue, Bear Cross
Dorset, BH11 9JT**

FREEHOLD PRICE £400,000

“A superbly appointed detached three bedroom bungalow, extended to provide spacious living with exceptionally private landscaped garden”

This traditional detached bungalow is situated in a prime location between Kinson and Bearwood, within convenient access of regular bus routes and access to Poole and Bournemouth.

The well-presented accommodation comprises three bedrooms, two of which are doubles with fitted wardrobes, served by a luxurious bathroom suite with separate shower cubicle, a formal living room with centrally positioned coal effect fire and a well-planned modern refitted kitchen/breakfast room with side access and window overlooking the garden.

Other benefits include recently upgraded Worcester Bosch boiler with gas-central heating set on a TADO (Hive style) wireless system, double glazing, hallway cupboard with plumbing for appliances, driveway parking for two to three vehicles and timber gate side access to a detached garage (no vehicle access) and a wonderful landscaped and beautifully maintained private rear garden with timber summerhouse and sun patio.

- **Entrance hall** via a security door, with wood effect flooring, louvre door cupboard with plumbing for a washing machine and tumble dryer and wall-mounted TADO thermostat control
- **Kitchen/breakfast room** modern range of base and wall mounted units and part tiled walls, wood block worktops, integrated oven with tilt and slide door, plumbing for a dishwasher, built in fridge/freezer, inset induction hob, microwave combination oven, Worcester Bosch boiler (approximately 2 years old) double glazed stable door to the side aspect
- **Lounge** with curved bay window and feature coal effect fire with surround
- **Bedroom one** with a curved bay window, contemporary radiator and ceiling spotlights
- **Bedroom two** with a window to the rear aspect and a comprehensive range of fitted wardrobes
- **Bedroom three** with a window to the rear aspect
- Luxurious **bathroom/shower room** finished in a modern white suite with a tiled panel Jacuzzi style bath, separate shower cubicle with multi point shower, monobloc sink unit, wc, fitted vanity unit, part tiled walls and ceramic tiled flooring

Outside:

- Timber double gates lead to the driveway with **off-road parking for several vehicles** behind a dwarf brick wall, section of lawn with well tended borders and timber gates to the side access
- Detached **single garage** with pitched roof, electric up and over door, light and power
- **Superb landscaped rear garden** which compliments the property with a particularly private outlook over a pristine lawn, well tended shrub and flower borders, block paved path, seating area and secluded patio, timber summer house, external power, water tap and storage shed

Located approximately half a mile away are the day to day shopping and leisure facilities as well as schools in Kinson. Ferndown's town centre is located approximately 3 miles away, whilst the seaside towns of Bournemouth and Poole are approximately 5 and 8 miles away respectively and have an array of leisure of leisure and recreational facilities, restaurants, shops and miles of sandy bathing beaches.

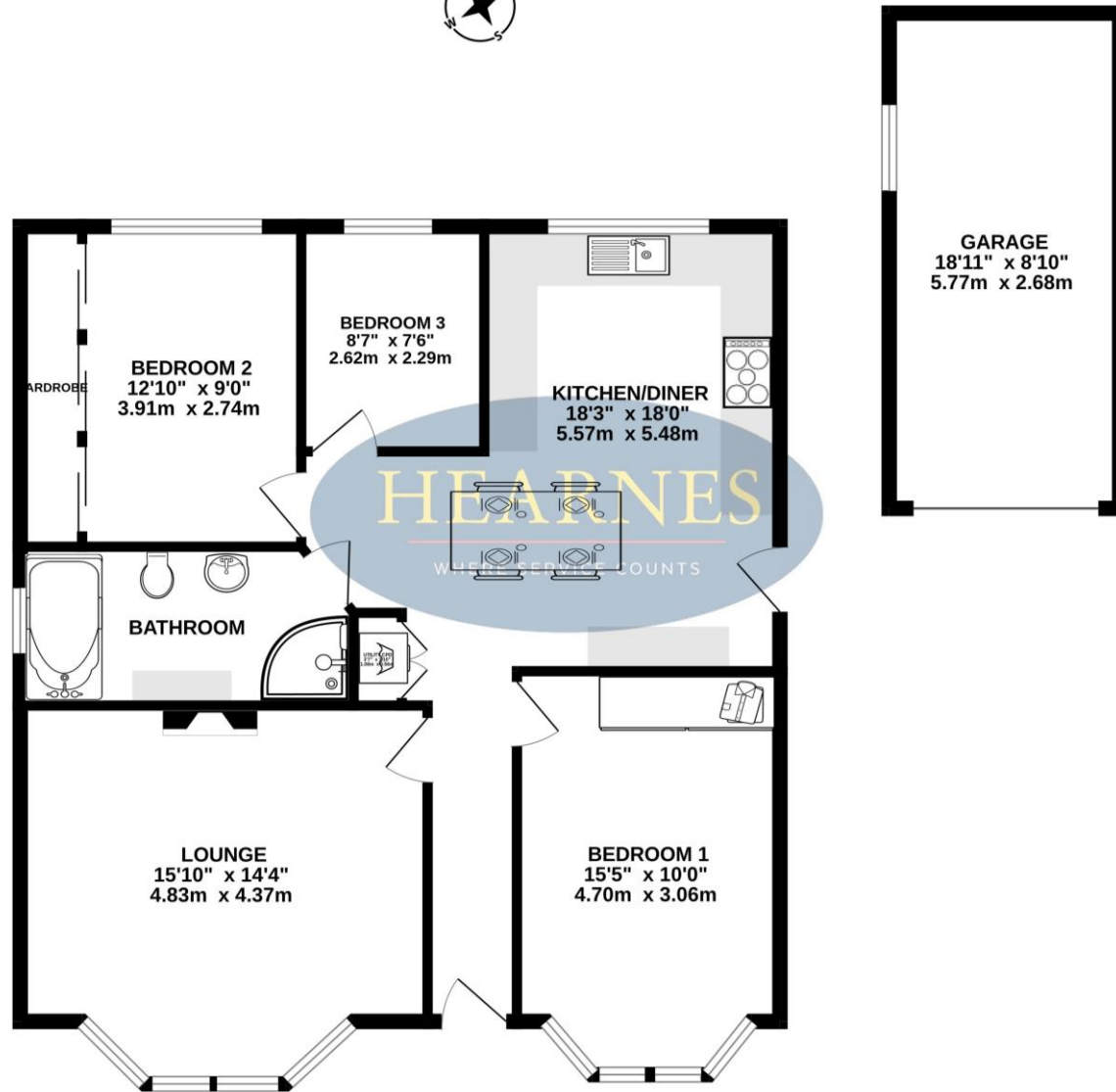
COUNCIL TAX BAND: C

EPC RATING: C



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.

GROUND 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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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

