

# Knights Road

Bearwood, Dorset, BH11 9SY









# *“A beautifully finished and spacious family home with an 80’ secluded south facing garden in a cul-de-sac location”*

**FREEHOLD GUIDE PRICE £450,000**

This superbly appointed and immaculately presented three double bedroom detached family home has a 80’ private landscaped and southerly facing rear garden with a front driveway providing generous off road parking.

The current owners have managed to create a light, spacious and stunning family home which is offered in immaculate condition. The larger than average southerly facing private plot is a particular feature along with the pleasant and popular cul-de-sac location.

- **A beautifully finished three double bedroom detached family home with a 80’ south facing garden in a cul-de-sac location**
- **Entrance porch**
- **17’ Entrance hall** with wooden flooring
- Ground floor **cloakroom** finished in a stylish white suite incorporating a WC with concealed cistern, wash hand basin with vanity storage beneath, tiled floor and useful understairs cupboard
- Beautifully finished **14’ kitchen/breakfast room** incorporating extensive solid wood work surfaces with matching upstands, the worktops continue round to form a breakfast bar, inset 1.5 bowl ceramic sink, integrated double oven, hob and extractor, washing machine, fridge and freezer, tiled floor, double glazed door leading out onto a side path, opening through into the dining room and a double glazed window overlooking the private south facing garden
- Generous sized **dining room** with wooden flooring, double glazed French doors leading out into the private south facing rear garden, archway through to the lounge
- Impressive **17’ lounge** with wooden flooring. An attractive focal point of the room is an exposed brick feature fireplace with wooden mantle, double glazed window overlooking the front garden, double doors lead through back into the entrance hall
- Large **utility room** (formerly the garage) with sink unit, recess and plumbing for washing machine, space for tumble drier with outlet, useful coat and storage cupboards, tiled floor, door leading through to the front portion of the garage which remains for useful garage, double glazed side door leading onto the side path

## **First Floor**

- **Bedroom one** is a generous sized double bedroom with fitted wardrobes enjoying a view over the rear garden
- **Bedroom two** is also a generous sized double bedroom with fitted wardrobes and mirrored sliding doors, double glazed door window to the front aspect
- **Bedroom three** is again a double bedroom with fitted floor to ceiling wardrobes with mirrored sliding doors, window overlooking the rear garden
- Large **family bathroom/shower room** finished in a Heritage style white suite incorporating a panelled bath with mixer taps and separate shower attachment, separate shower cubicle with chrome raindrop shower head and separate shower attachment, WC, pedestal wash hand basin, partly tiled walls

**COUNCIL TAX BAND: D**

**EPC RATING: C**





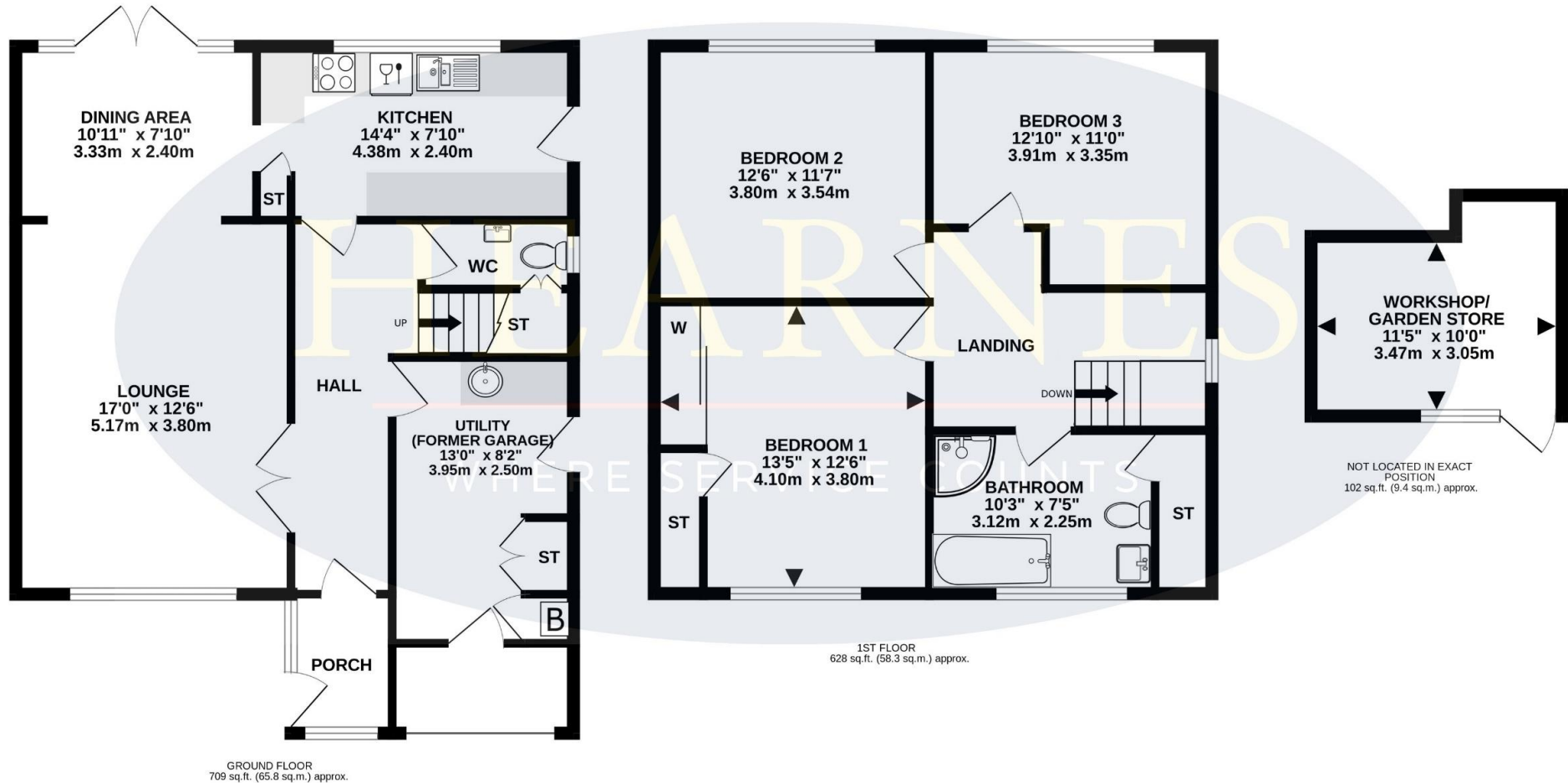




TOTAL FLOOR AREA : 1438 sq.ft. (133.6 sq.m.) approx.

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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## Outside

- The **rear garden** is without a doubt a superb feature of the property as it has been landscaped for ease of maintenance, measures approximately 80' in length, faces a southerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a large paved patio with a rollout sun canopy, a path leads down to a side gate. Steps lead up onto a further area of block paved patio and gravel. There is a raised deck seating area with garden shed. Steps continue up to a further far section of garden which has also been landscaped for ease of maintenance incorporating gravelled and block paved patio areas. At the far end of the garden there is a detached outbuilding which is currently being used as a workshop. This would make an ideal home office as it has light and power. The garden itself is fully enclosed
- A front block paved **driveway** provides off road parking for several vehicles which in turn leads up to a former integral garage
- The former **integral garage** has been converted into a large utility room with the front portion remaining for useful storage, metal up and over door
- **Further benefits** include double glazing, UPVC fascias and soffits, a gas fired heating system and a UV charging point

There is a small selection of amenities in Bearwood conveniently located approximately 350 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 3.5 miles away.





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