

# Barnes Road

Bournemouth, Dorset, BH10 5AH



**HEARNES**

WHERE SERVICE COUNTS





***“A virtually brand new and beautifully finished bungalow with a secluded, landscaped and southerly facing rear garden”***

**FREEHOLD PRICE OFFERS OVER £400,000**

A beautifully finished, deceptively spacious and virtually brand new three double bedroom, one bathroom, one shower room detached bungalow with a stunning 26ft open plan kitchen/dining/lounge area benefitting from a vaulted ceiling and sliding patio doors leading out to a secluded south facing rear garden. The front garden has been landscaped, with a front driveway providing generous off-road parking.

No expense has been spared with the finish of this light and deceptively spacious bungalow, which now comes to the market offered with no onward chain.

- **Beautifully finished and deceptively spacious three double bedroom detached bungalow occupying a secluded southerly facing landscaped plot**
- 16ft Spacious **entrance hall** with utility cupboard which has plumbing for a washing machine
- 26ft Stunning open plan **kitchen/dining/lounge**
- **Kitchen area** beautifully finished with extensive slimline worktops, a central island unit also finished with slimline worktop that continues round to form a breakfast bar, an excellent range of base and wall units and integrated appliances to include oven, hob, extractor, dishwasher, fridge and freezer
- **Lounge/dining area** with a vaulted ceiling, two Velux roof windows and sliding patio doors leading out to a landscaped secluded south facing rear garden
- **Bedroom one** is a generous sized double bedroom enjoying a view over the rear garden
- Spacious **en-suite shower room**, beautifully finished in a stylish white suite to incorporate a good-sized walk-in shower area with chrome raindrop shower head and separate shower attachment, WC, concealed cistern, pedestal wash hand basin, tiled floor and partly tiled walls
- **Two further generous sized double bedrooms**, both enjoying a view over the front garden
- **Family bathroom** finished in a stylish white suite incorporating a panelled bath with shower over, chrome raindrop shower head and separate shower attachment, wc, pedestal wash hand basin and partly tiled walls
- **Further benefits** include newly installed double glazing, a gas-fired heating system and replacement UPVC fascias and soffits. The property also comes to the market offered with **no onward chain**

**COUNCIL TAX BAND: C**

**EPC RATING: D**

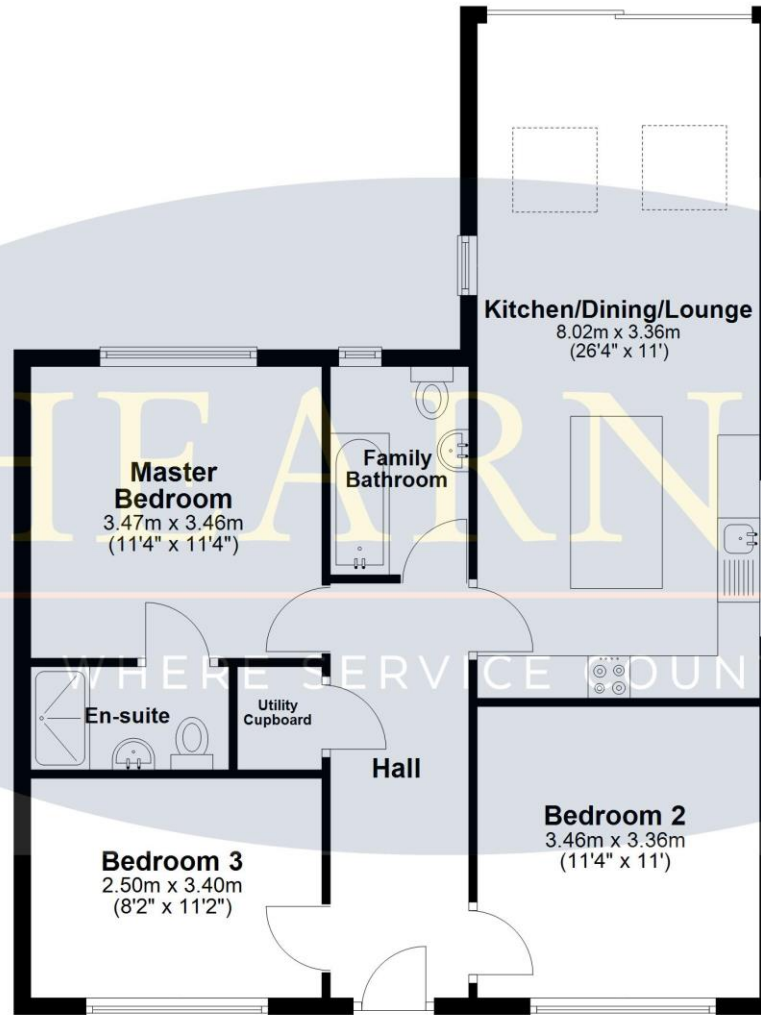






## Ground Floor

Approx. 77.3 sq. metres (832.2 sq. feet)



Total area: approx. 77.3 sq. metres (832.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm/3 inches. Total appox area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.

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.







## Outside

- The **rear garden** is a superb feature of the property as it measures approximately 50ft x 30ft (maximum measurements) faces a **southerly aspect** and offers an excellent degree of seclusion. The garden has been landscaped to incorporate a large Indian Sandstone paved patio, with a path continuing round to a large area of gravelled side garden and a side gate. The remainder of the garden has been recently laid to lawn and the garden itself is fully enclosed by fencing
- The **front garden** has also been landscaped, with a newly laid front lawn and a front picket fence
- A block paved front driveway provides **generous off-road parking**

Ferndown town centre is located approximately 4 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Bournemouth town centre with its array of shops, restaurants and leisure facilities, along with miles of sandy bathing beaches is located approximately 3 miles away.





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