



Wheeler's Lane,  
Bearwood, Dorset, BH11 9RR

# FREEHOLD PRICE Offers in Excess of £385,000

***“A deceptively spacious bungalow with a 60’ private south facing garden, detached garage and workshop”***

This conveniently located and well presented two double bedroom, one bathroom, one shower room detached bungalow has a double glazed conservatory overlooking a 60’ private south facing rear garden with a detached single garage, adjoining workshop situated in a popular and convenient location within Bearwood.

This light and spacious bungalow is arranged with principle rooms overlooking a generous sized 60’ private south facing rear garden. The property is also conveniently located for the local amenities.

- **Two double bedroom detached bungalow with a 60’ private south facing rear garden**
- Good sized **entrance hall** with oak flooring
- 18’ **Lounge** with a living flame coal effect gas fire with stone hearth and surround creating an attractive focal point of the room, oak flooring, archway through to the dining area
- **Dining area** also has oak flooring, double glazed door leading out to the conservatory and an internal door leading through into the kitchen
- Modern **kitchen** incorporating ample rolltop work surfaces with a good range of base and wall units, integrated oven, microwave, gas hob with extractor canopy above, fridge and freezer, recess and plumbing for washing machine and dishwasher, attractive tiled splashbacks
- **Bedroom one** is a good sized double bedroom benefitting from fitted wardrobes
- **En-suite wet room** finished in a stylish white suite incorporating a walk-in shower area, WC, wall mounted wash hand basin, fully tiled walls and flooring
- **Bedroom two** is also a double bedroom with fitted wardrobes
- Spacious family **bathroom** incorporating a corner bath with shower over, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- The **rear garden** is a superb feature of the property, measures approximately 60’ in length, faces a southerly aspect and offers an excellent degree of seclusion. The garden itself has been landscaped for ease of maintenance
- Adjoining the rear of the property there is a large paved patio. The remainder of the garden is mainly laid to lawn and at the far end of the garden there are well stocked flower beds and a potting shed
- A side **driveway** in turn leads up to double wooden gates
- **Wooden double gates** open to give vehicle access to a detached single garage
- Detached single **garage** has a metal up and over door, light and power, an opening through into the workshop
- The **workshop** has a fitted workbench, light and power and double glazed windows and a side personal door
- **Further benefits** include double glazing, a gas fired heating system and the property could also come to the market with no onward chain

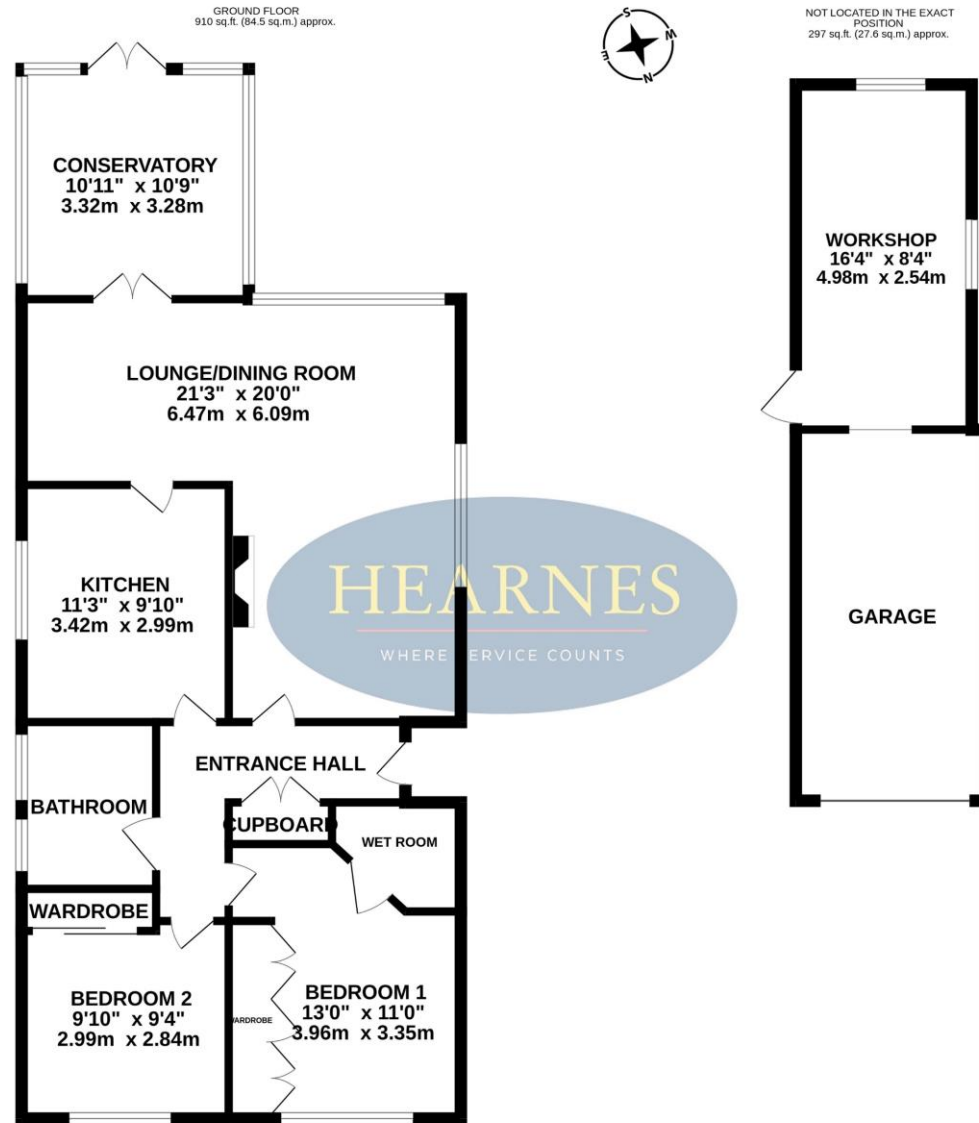
There is a small selection of amenities in Bearwood. Ferndown town centre is located approximately 3.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

**COUNCIL TAX BAND: D**

**EPC RATING: D**

AGENTS NOTE: 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.





TOTAL FLOOR AREA : 1206 sq.ft. (112.1 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

