



**HEARNES**

WHERE SERVICE COUNTS

**WHEELERS LANE  
BOURNEMOUTH, DORSET, BH11 9RR**

# FREEHOLD PRICE

## £440,000

This well appointed detached bungalow is located in a popular no through road within walking distance of local primary schools, regular bus routes and direct routes to Bearwood amenities.

The accommodation comprises two double bedrooms served by a well proportioned bathroom, a modern fitted kitchen and spacious open plan living and dining space with double glazed French doors giving access to and overlooking the superb rear garden.

Other benefits include gas central heating, entrance hall with double storage cupboard, driveway parking for several vehicles to a detached garage and a delightful southerly aspect rear garden with a particularly secluded outlook and private patio.

- Covered **storm porch** with double glazed front door to the entrance hall, L-shaped with glazed door and partition to the living room, double doors to storage cupboard and airing cupboard with slatted shelving, hatch to loft and wood laminate flooring which continues into the living/dining room
- Well proportioned, bright and airy, dual aspect **living/dining room** with double glazed window to the side and large double glazed window to the rear overlooking the garden. Centrally positioned feature Adam style mantle piece with marble stone back drop and hearth, open plan to the dining area which also has double glazed sliding patio doors giving access to and overlooking the rear garden and patio, further glazed door to the kitchen
- **The kitchen** is fully tiled with white kitchen comprising a range of base and wall mounted units with adjoining roll top worksurfaces, glazed display cabinet, integrated oven and grill and inset four ring gas hob with extractor above, sink unit with double glazed window above and door to the side, plumbing for washing machine, power for tall standing fridge/freezer and door to the entrance hall
- **Bedroom one** with double glazed window to the front aspect, recess ideal for storage or hanging space
- **Bedroom two** has double glazed window to the front aspect
- **Bathroom** has fully tiled walls with matching suite comprising panelled bath with mixer tap and shower attachment and folding shower screen, two double glazed windows to the side aspect, WC, wash hand basin
- Outside to the front is a tarmac **driveway** providing parking for several vehicles with well maintained level lawn and minimal shrubs
- **Garage** with up and over door
- **The rear garden** measures approximately 66ft x 35ft and is a particular feature of the property as it faces a southerly aspect and offers excellent seclusion, there is a paved patio, well maintained landscaped borders, space for greenhouse & vegetable patch enclosed by mature hedging and timber fencing

The market towns of Wimborne and Ferndown are located approximately 3.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

**COUNCIL TAX BAND: D**

**EPC RATING: C**

***“Well proportioned detached bungalow with wonderful southerly aspect rear garden, driveway parking, detached garage in a sought after location”***



AGENTS NOTE: 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.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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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