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**Baker Road, Bournemouth
Dorset, BH11 9JD**

FREEHOLD PRICE

£425,000

“A deceptively spacious and extended bungalow with a good sized garden in a popular and convenient location”

This immaculately presented and extended three bedroom, one bathroom, one shower room, two reception room detached bungalow has a 60ft enclosed rear garden, single garage and driveway providing generous off-road parking. Situated in a popular and convenient location.

The deceptively spacious bungalow is offered in immaculate condition and has undergone a number of recent improvements, along with having solar panels which are owned outright and therefore provide a yearly income and substantially reduce the utility costs.

- **An extended three bedroom detached bungalow with a good sized enclosed garden**
- Spacious **Entrance hall**
- **Dining room** with French doors leading out to the rear garden and patio and an archway through to the lounge
- Light and spacious dual aspect **lounge** with a window to the front aspect and French doors leading out to the rear garden and patio
- **Modern kitchen** incorporating ample work surfaces with a good range of base and wall units, space for a Range cooker with extractor canopy above, space for a fridge/freezer, recess and plumbing for a washing machine and dishwasher, larder cupboard, tiled splashbacks, window overlooking the rear garden and door leading out to a side path
- **Bedroom one** is a generous double bedroom with a bay window to the front aspect and fitted floor to ceiling wardrobes with mirrored sliding doors
- **En-suite wet room** finished in a white suite incorporating a good sized walk in shower area, wall-mounted wash hand basin with vanity storage beneath, wc, fully tiled walls and flooring
- **Bedroom two** is also a generous sized double bedroom benefitting from fitted floor to ceiling wardrobes with mirrored sliding doors
- **Bedroom three** is also a double bedroom with a fitted double wardrobes and a window to the side aspect. This room is currently used as a dressing room
- **Family bathroom** refitted in a stylish white suite incorporating a panelled bath with shower over, wash hand basin with vanity storage beneath, WC, fully tiled walls and flooring
- The **rear garden** is immaculately kept, fully enclosed and measures approximately 55ft in width. Adjoining the rear of the property there is a paved patio area with a paved path leading down to a useful timber storage shed. In the far corner of the garden there is a further paved seating/ barbeque area. The remainder of the garden is predominantly laid to lawn, which is well-kept and bordered by well-stocked flower beds. Also within the garden there is an additional and useful timber shed
- A front block paved driveway provides generous **off-road parking**
- The **front garden** has been landscaped for ease of maintenance
- **Single garage** with a window, light, power, boarded eaves storage space and a metal up and over door
- **Further benefits** include double glazing, UPVC fascias and soffits, a gas-fired central heating system with the boiler located in the loft, and solar panels which are owned outright

Bear Cross is a popular residential location and has a small selection of local amenities which are within walking distance. Further afield, Ferndown town centre lies within approximately 3 miles whilst Wimborne and Bournemouth are approximately 4 & 5 miles away respectively, providing a wider range of shops and facilities.

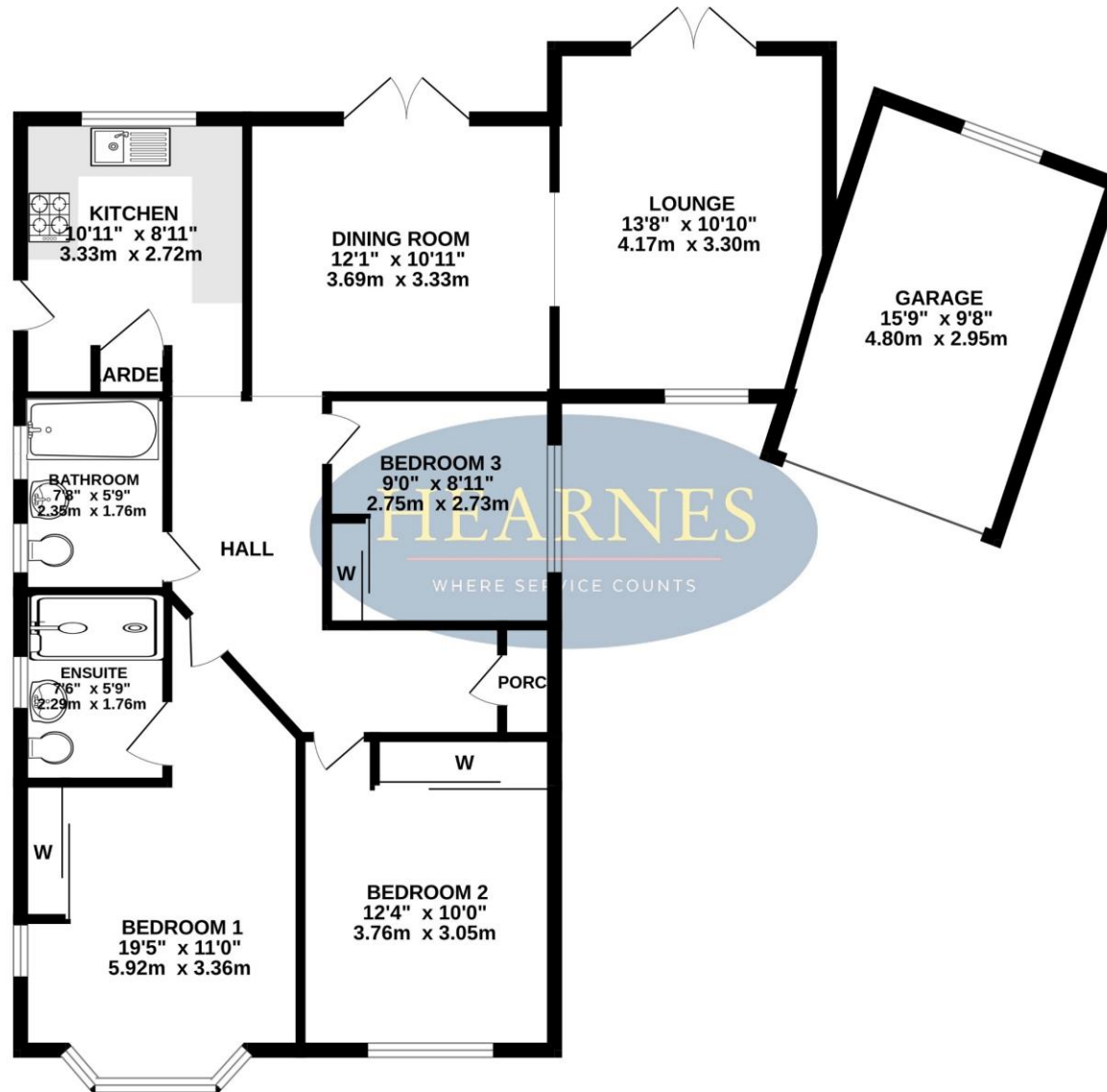
COUNCIL TAX BAND: C

EPC RATING: C

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.



GROUND FLOOR
1067 sq.ft. (99.1 sq.m.) approx.



TOTAL FLOOR AREA: 1067 sq.ft. (99.1 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 efficacy can be given.
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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

