

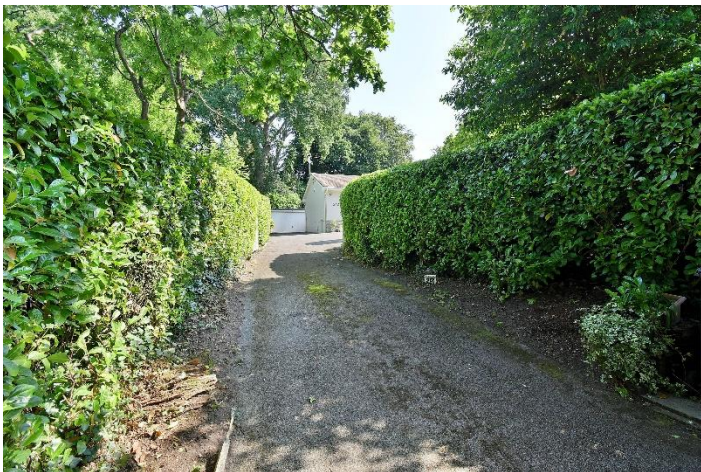
Howeth Road

Bournemouth, BH10 5NZ



HEARNES

WHERE SERVICE COUNTS



“Tucked away and discreetly positioned on a secluded plot measuring 0.25 of an acre with a detached double garage”

FREEHOLD PRICE £525,000

This superbly positioned and immaculately presented three bedroom, one bathroom, one shower room, two reception room detached bungalow has a double garage, driveway providing generous off road parking and beautifully kept secluded gardens. Occupying a private plot measuring 0.25 of an acre, whilst nestled away in a convenient yet popular and residential location.

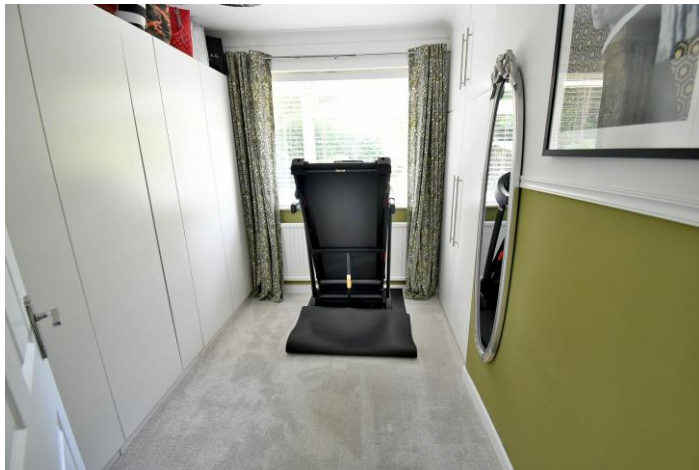
This impeccably presented and extremely spacious bungalow enjoys a unique location whilst occupying a larger than average secluded plot. The property is nestled and tucked away within a mature plot, therefore offering a semi rural feel whilst positioned in a convenient location. The gardens and property are all immaculately kept. This is a must see property for it to be fully appreciated.

- **An immaculately presented three bedroom detached bungalow with a detached double garage occupying a secluded plot measuring 0.25 of an acre**
- Spacious **entrance hall** with fitted floor to ceiling store cupboard with sliding doors
- **Kitchen/breakfast room** incorporating ample rolltop worksurfaces which continues round to form a breakfast bar, good range of base and wall units, recess for cooker with extractor canopy above, recess and plumbing for washing machine, recess for fridge freezer, stainless 1.5 bowl sink unit and drainer, double glazed windows overlooking the rear garden and double glazed door giving access
- **Dining room** enjoying a pleasant outlook over the rear garden, archway through to the lounge
- Light and spacious **lounge** with a bay window offering a glorious outlook over the well stocked and secluded front garden
- **Bedroom One** is a generous sized double bedroom benefitting from an excellent range of fitted wardrobes
- Spacious **en suite shower room** re-fitted in a stylish white suite incorporating a corner shower cubicle, wash hand basin with vanity storage beneath, WC
- **Bedroom two** is also a generous sized double bedroom benefitting from an excellent range of fitted wardrobes
- **Bedroom three** is a good sized single bedroom with fitted double wardrobe and cupboard above. This room is currently being used as a dressing room/gym
- **Family bathroom** finished in a modern white suite incorporating a panelled bath with glass shower screen and shower over, WC, wash hand basin with vanity storage beneath, airing cupboard, partly tiled walls

COUNCIL TAX BAND: C

EPC RATING: D

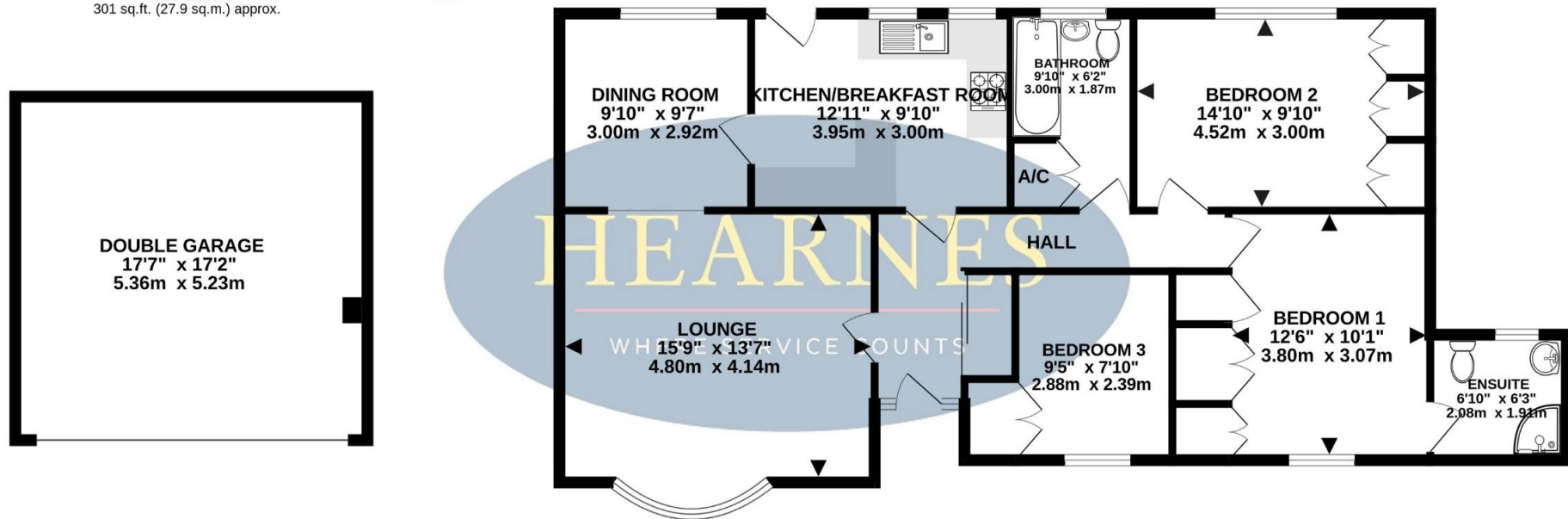




NOT LOCATED IN EXACT
POSITION
301 sq.ft. (27.9 sq.m.) approx.

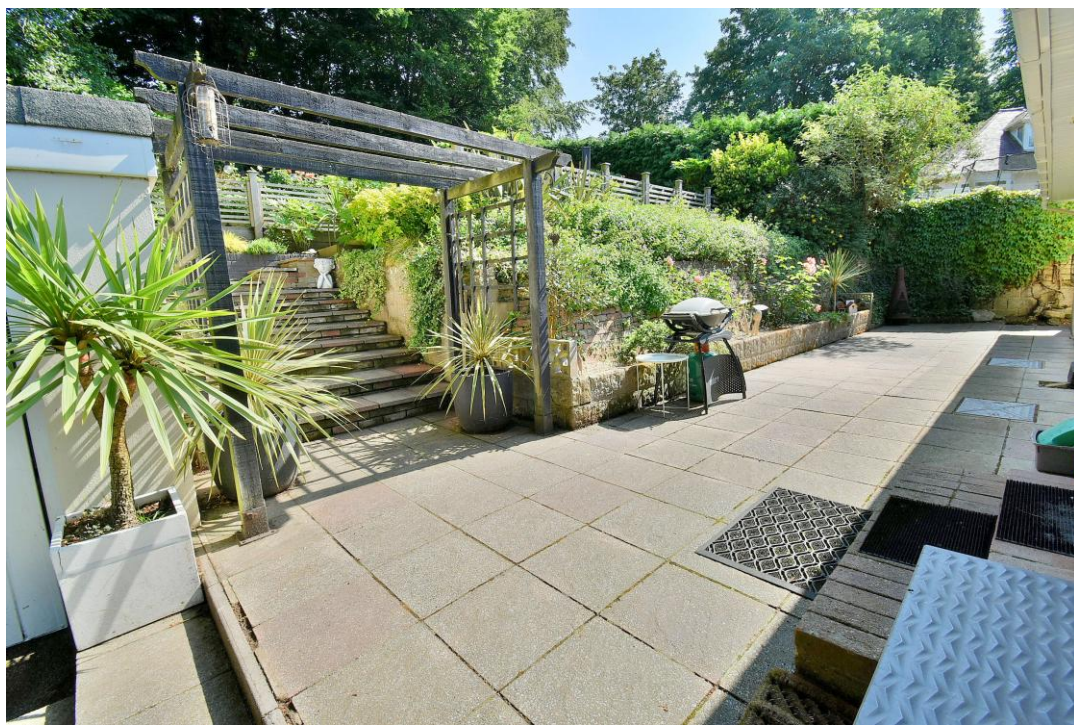


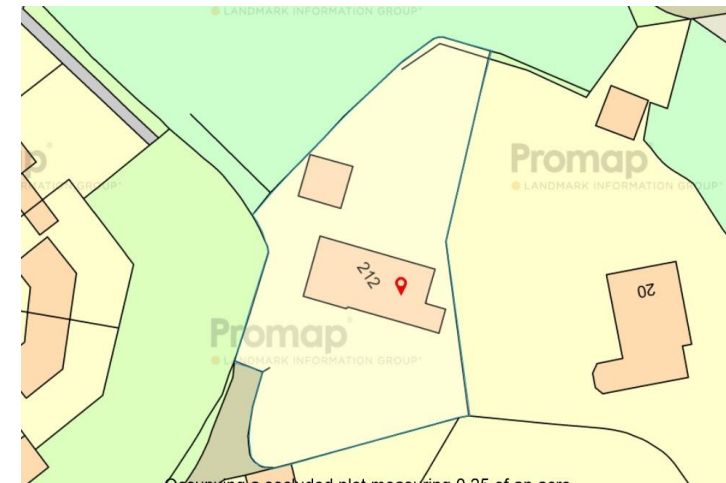
GROUND FLOOR
1026 sq.ft. (95.3 sq.m.) approx.



TOTAL FLOOR AREA : 1327 sq.ft. (123.3 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 a superb feature of the property as it has a maximum overall measurement of 90' x 55', is immaculately kept and offers an excellent degree of seclusion. Adjoining the rear of the property there is a large paved patio with steps leading down onto a side driveway and detached double garage. A further set of steps lead up to the first tier of garden which is laid to lawn with a gravelled seating/entertaining area. A further set of steps lead up to the second tier of garden which is laid to lawn. Beyond this there is a further area of garden which has the potential to be used as required and is currently being used as a compost/storage area
- The property is approached via a long **driveway**. A front and side driveway provides generous off road parking for several vehicles. The side driveway in turn leads up to a detached double garage. There is a good sized area of front lawn stocked with many attractive mature plants and shrubs. The front garden also offers an excellent degree of seclusion
- Detached **double garage** has a remote control up and over door, light and power and inspection pit
- **Further benefits** include double glazing, replacement UPVC fascias and soffits and a gas fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndowns town centre is located approximately 4 miles away. There is a good selection of amenities in Kinson approximately 1 mile away, whilst Bournemouth where there is an array of shops, restaurants, leisure facilities and miles of sandy beaches is also located approximately 4 miles away.



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