



High Howe Close
Bournemouth, Dorset, BH11 8NN

FREEHOLD PRICE

£385,000

“Superbly appointed detached modern bungalow with recently added conservatory/sun room, two bedrooms, two bathrooms and impressive garden room/home office”

This beautifully presented detached bungalow was built in 2008 to a high standard to include two double bedrooms, both with fitted wardrobes served by stylish refitted en-suite and main shower room with dual width cubicle, a modern fitted kitchen and impressive lounge/dining room with double glazed French doors to a newly installed triple aspect conservatory with elevated views over the landscaped garden.

Other benefits include modern gas central heating, double glazing plantation style shutters, quality floor coverings, driveway parking for 2/3 vehicles and a wonderful landscaped mature rear garden with an impressive versatile detached timber summer house with extensive power and lighting.

The property is situated in an extremely convenient location between Poole, Bournemouth and Ferndown with local amenities and services in Bearwood and regular bus routes.

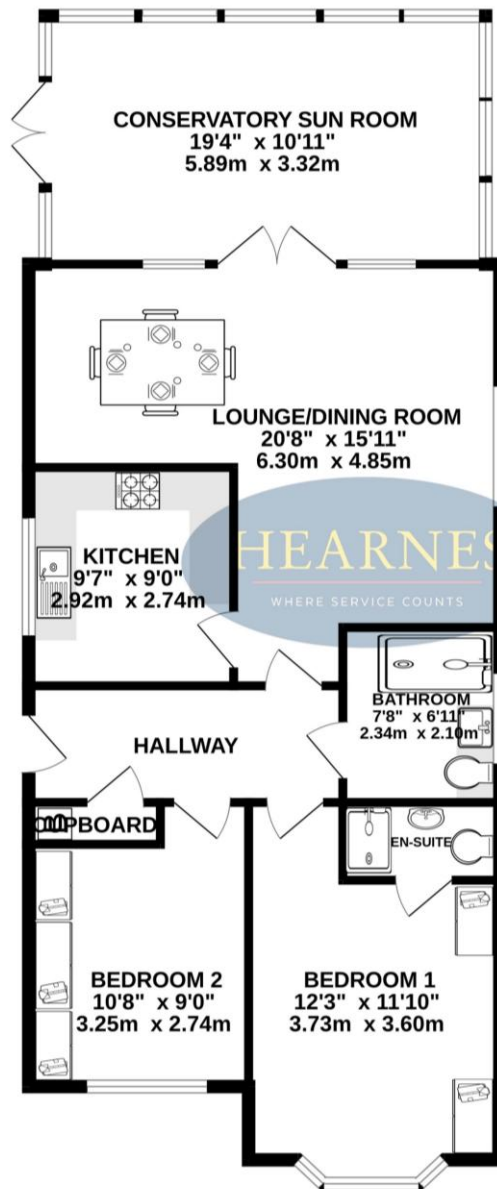
- Secure double glazed and leaded picture window front door to the **entrance hall**
- **Entrance hall** with tiled wood effect flooring and door to walk-in storage cupboard with space, power and plumbing for dryer and wall mounted gas combination boiler, hatch to loft with pull down ladder
- **Kitchen** comprising range of gloss base and wall mounted units with adjoining solid wood square edge worktops, Elici composite single drainer sink unit with contemporary mixer tap and double glazed window above to the side, space, power and plumbing for slimline dishwasher and washing machine, reclining pan drawers, space for tall standing fridge/freezer, mock Amtico flooring and mosaic tiled splashbacks
- **Living/dining room** extremely well proportioned, open plan dual aspect room with double glazed window to the side and French doors with double glazed windows to both sides to the rear giving access to and overlooking the sun room and rear garden
- Double glazed **conservatory/sunroom** is light and airy, triple aspect, elevated and overlooking the rear garden with double glazed windows to both sides and the rear, tinted double glazed vaulted roof with inset fan and attractive mosaic tiled flooring
- **Bedroom one** is superbly presented with double glazed raised bay window to the front and bespoke fitted bedroom furniture with partially mirror fronted wardrobes to both sides of the bed recess and cupboards over, further display cabinet, door to en-suite shower room
- **En-suite shower room** fitted in a stylish modern matching suite comprising dual width shower cubicle with fully tiled splashbacks and glazed screen with chrome mixer tap and overhead rainfall shower unit, continuation of the tiled walls and flooring with vanity unit and contemporary inset basin, WC, heated ladder style towel radiator, extractor fan
- **Bedroom two** with double glazed window to the front aspect, range of tailored fitted wardrobes
- **Family shower room** is well proportioned with a superb contemporary matching suite comprising dual width walk-in shower cubicle with glazed dividing screen and contemporary inset chrome shower nozzle and overhead rainfall unit, vanity unit with inset monobloc sink unit mixer taps and double glazed window above and further WC, tiled walls and flooring throughout, contemporary partial mirror, radiator and electric shaver point
- **Outside** the property occupies a secluded position with pavia driveway, shingle parking for 2/3 vehicles and an EV charger, enclosed by timber fencing with secure gated access to the rear
- **Rear garden** measures approximately 50ft maximum x 30ft. A particular feature of the property is the well maintained and landscaped garden to provide an oasis around the impressive garden room with mature hedging, borders, patio and lawn with excellent seclusion enclosed by timber fencing and attractive pergola
- **Garden room/home office** measuring 13ft 2in x 8ft 10in with patio doors leading out into the garden with internal power & lighting

COUNCIL TAX BAND: D

EPC RATING: C



AGENTS NOTES: 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. 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.



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

