

# Magna Road

Bournemouth, Dorset BH11 9NE



**HEARNES**

WHERE SERVICE COUNTS







***“A beautifully finished and extended family home with a 100 ft secluded south facing garden occupying a plot measuring 0.16 of an acre”***

**FREEHOLD GUIDE PRICE £725,000**

A recently modernised, beautifully finished and substantially enlarged four double bedroom, one bathroom, two shower room detached family home has a stunning, open plan 23 ft x 23 ft kitchen/breakfast/dining area overlooking a 100 ft secluded south facing garden with outbuildings, a single garage and driveway providing generous off road parking, whilst occupying a plot measuring 0.16 of an acre.

The current owners have managed to create a light, spacious and stylish family home which has been modernised to an extremely high standard. A particular feature of the property is the open plan kitchen/breakfast/dining area which has one set of bi-fold doors consisting of 6 panels with varying opening configurations, opening to offer uninterrupted views over the private, landscaped and southerly facing rear garden.

- **A beautifully finished and extended four double bedroom detached family home occupying a southerly facing and secluded plot measuring 0.16 of an acre**

**Ground floor:**

- **Spacious entrance hall** with oak staircase, glass balustrade, inset lighting and Karndean flooring
- **Stunning open plan 23 ft x 23 ft kitchen/breakfast/dining room** which has high quality Karndean flooring throughout. A ceiling skylight floods this fantastic space with lots of natural light. There is one set of bi-fold doors consisting of 6 panels with varying opening configurations, opening out onto the south facing and private rear garden
- **The kitchen/breakfast area** has been beautifully finished with extensive Quartz worktops with matching up stands and a central island unit also finished with Quartz which forms a four seater breakfast bar with an inset sink. There is an excellent range of high quality integrated appliances to include Neff induction hob with Neff extractor canopy above, Neff twin ovens, Neff combination oven with warming drawer beneath, full height fridge and separate freezer, dishwasher and a good range of base and wall units
- **Dining area** has ample space for an eight seater dining table and chairs and opening through into the lounge
- **Good size utility room** with space and plumbing for washing machine. Double glazed door leading out into the rear garden
- Spacious ground floor shower room/cloakroom incorporating a corner shower cubicle, WC, pedestal wash hand basin, fully tiled walls and flooring
- **Impressive 22ft lounge** with large picture window offering a pleasant outlook over the front garden

**First floor:**

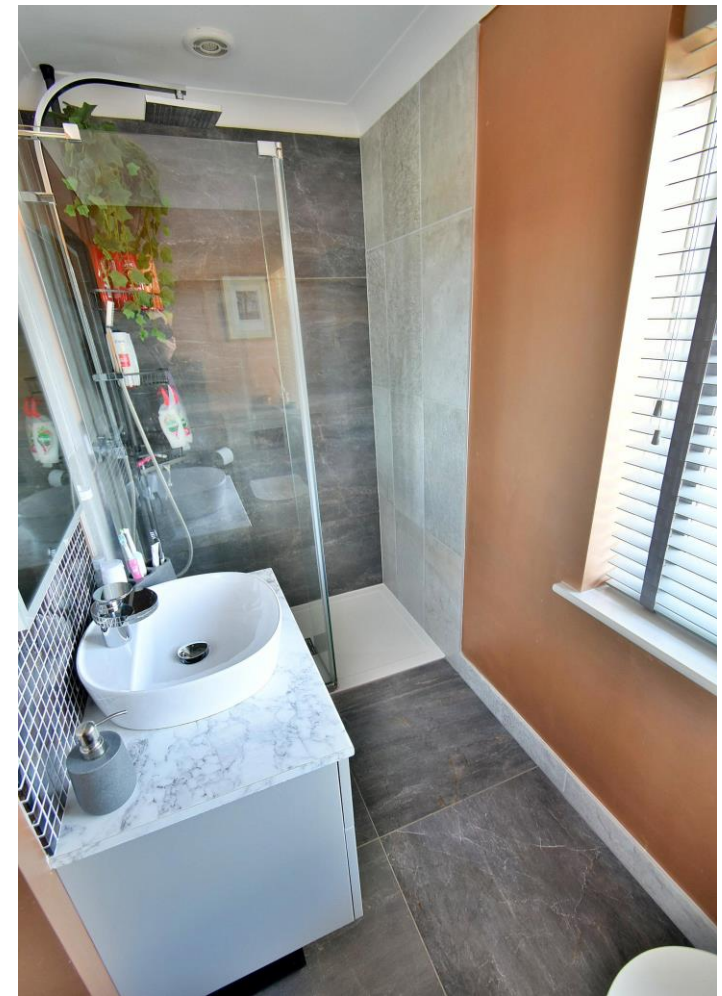
- **Spacious first floor landing** with loft ladder giving access substantial loft space. The loft is boarded and carpeted with shelving with possible potential for conversion (stpp)
- **18ft Master bedroom**
- Superbly appointed **en-suite shower room** incorporating a walk-in shower area with a chrome raindrop shower head and separate shower attachment, contemporary wash hand basin with vanity storage beneath, WC with concealed cistern, tiled floor
- **Bedroom two** is also a large double bedroom
- **Bedroom three** is also a double bedroom benefitting from a fitted double wardrobe
- **Bedroom four** is also a double bedroom with fitted double wardrobe
- **Luxuriously appointed, spacious family bathroom** incorporating an oversize contemporary roll top bath with mixer taps and shower attachment, wash hand basin with vanity storage beneath, WC with concealed cistern, tiled floor

**COUNCIL TAX BAND: F**

**EPC RATING: D**



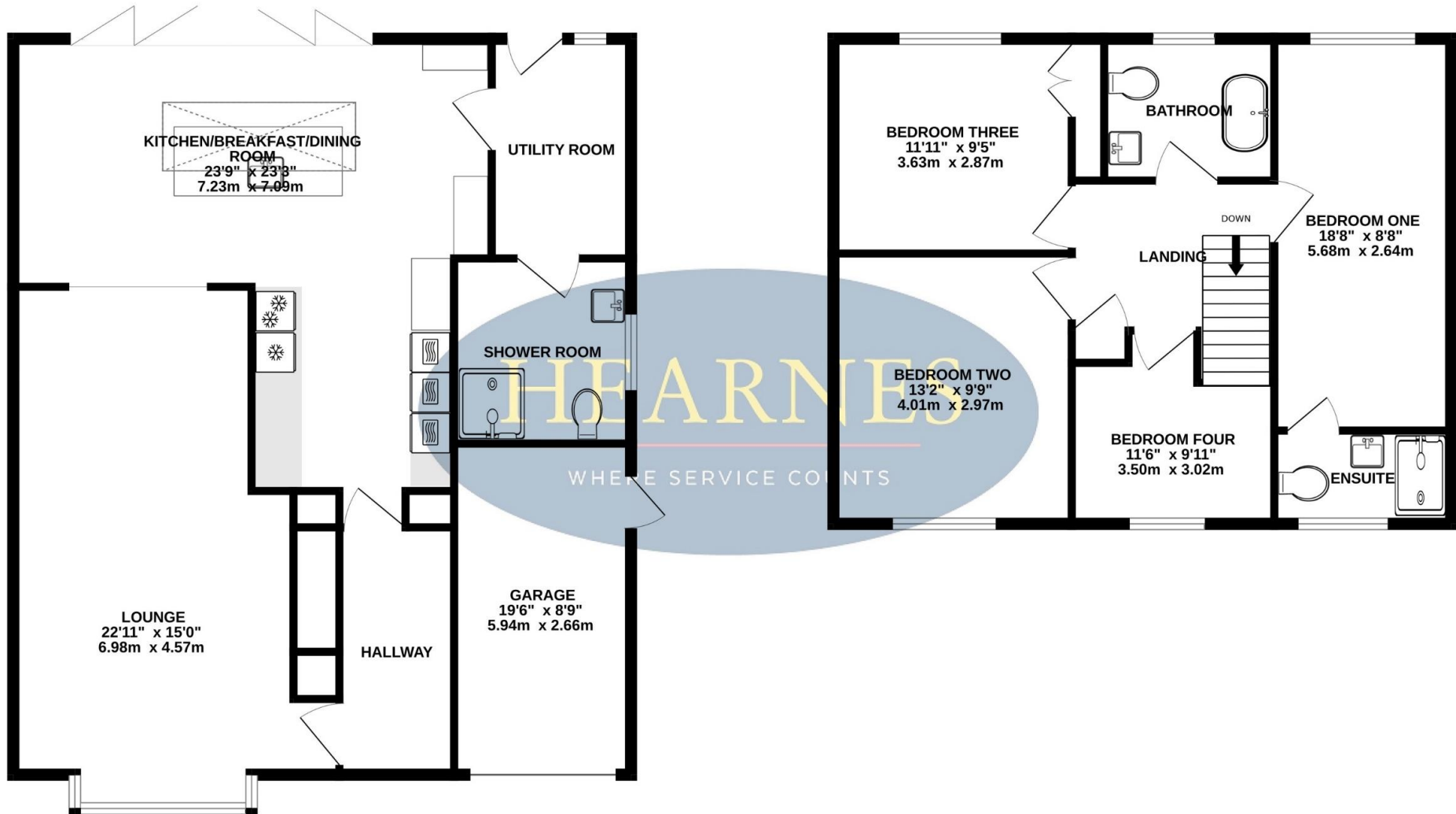




GROUND FLOOR  
1087 sq.ft. (101.0 sq.m.) approx.



1ST FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 1794 sq.ft. (166.6 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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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.









## Outside

- **The rear garden** is without doubt a superb feature of the property as it has been recently landscaped, measures approximately 100 ft in length, and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a **large Indian sandstone paved patio** as well as a raised paved patio also finished with Indian Sandstone. There are three areas of well kept lawn with an Indian sandstone path which continues down through the garden to a **summerhouse** which has an adjoining patio and has light and power to make it an ideal home office. Also at the far end of the garden there is a **large greenhouse and a large, useful timber storage shed**. The garden must be seen to be fully appreciated
- **A front gravelled driveway** provides generous off road parking which in turn leads up to an integral single garage
- **Integral single garage** has light and power, electric roller shutter door and a side personal door
- **Further benefits include;** double glazing, shutter blinds, UPVC fascias & soffits and a gas fired central heating system

Ferndown's town centre is located approximately 3 miles away whilst Wimborne and Bournemouth are located approximately 4 & 4.5 miles away respectively.





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