



HEARNES
WHERE SERVICE COUNTS

**Pine Vale Crescent, Redhill
Dorset, BH10 6BG**

FREEHOLD PRICE

£495,000

“A deceptively spacious and extended chalet bungalow with a secluded garden and outbuilding”

A substantially enlarged and modernised four double bedroom, two shower room detached chalet bungalow with a 35ft secluded rear garden which backs onto a protected woodland, large detached summer house and driveway providing generous off-road parking.

This deceptively spacious 1,200 sq ft chalet bungalow offers light, spacious and versatile accommodation, whilst situated in a popular and convenient location within Redhill and falling within the Hill View School catchment. The rear garden is a particular feature, along with the detached summer house which has light, power and plumbing and would make an ideal home office, gym or teenagers retreat.

- **1,200 sq ft four double bedroom detached chalet bungalow with a secluded garden**

Ground Floor:

- Spacious **entrance hall**
- 23ft Open plan **kitchen/dining room/lounge** with bi-fold doors opening out to the rear garden and air conditioning
- **Kitchen area** incorporating ample quartz worktops, a good range of base and wall units, integrated oven, grill, hob and extractor, dishwasher, fridge/freezer and wine fridge
- **Lounge/dining area** with ample space for a large sofa, space for a dining table and chairs and an electric log effect fire
- **Bedroom one** is a good sized double bedroom enjoying a dual aspect with fitted double wardrobe and air conditioning
- **En-suite shower room** finished in a stylish white suite incorporating a corner shower cubicle, wc, wash hand basin with vanity storage beneath, tiled floor and partly tiled walls
- **Two further generous sized double bedrooms**
- **Shower room** beautifully finished in a stylish suite incorporating a shower cubicle, wash hand basin, wc, fully tiled walls and flooring

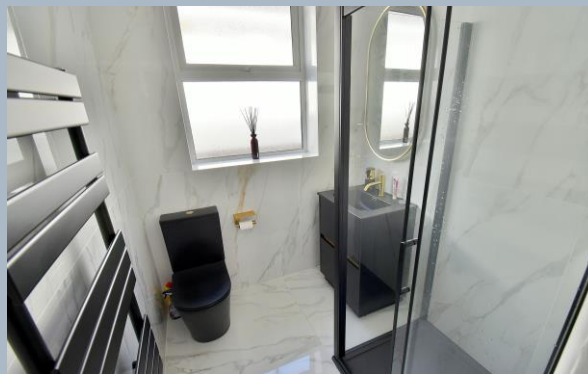
First Floor:

- Space saving staircase giving access to an **19ft converted loft space/bedroom**, has access into the eaves for useful storage and two Velux roof windows
- **Rear garden** measuring approximately 35ft in length, offers an excellent degree of seclusion and backs onto an area of protected woodland. Adjoining the rear of the property there is a raised decked seating area with inset hot tub. Steps lead down onto the main area of garden which has been laid to artificial lawn for ease of maintenance. Also, within the garden is a 20ft summer house which would make an ideal home office, gym or teenagers retreat as it has a water supply, sink unit, plumbing for a washing machine, light and power. A wide side path leads up to double wooden side gates
- Front driveway providing generous **off-road parking**
- **Further benefits** include double glazing, a gas-fired heating system, air conditioning and UPVC fascias and soffits

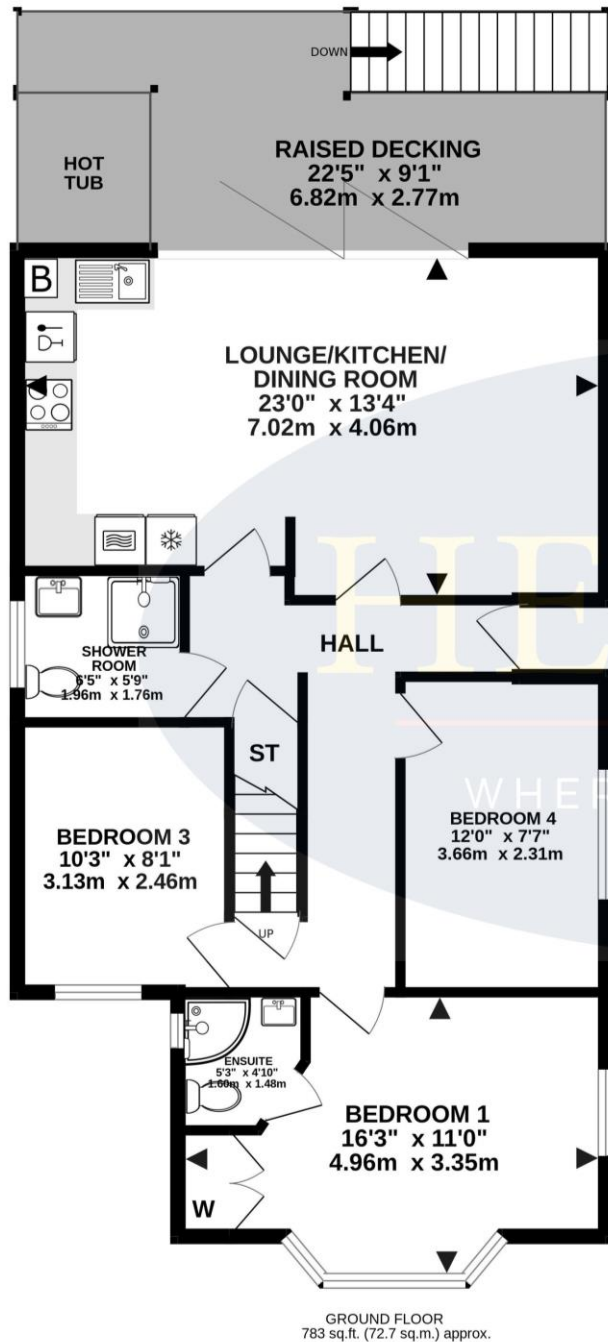
Ferndown's town centre is located approximately 3.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Bournemouth town centre is located approximately 4.5 miles away and offers a further selection of restaurants, shops and leisure facilities along with miles of sandy bathing beaches.

COUNCIL TAX BAND: D

EPC RATING: D



AGENTS NOTES: 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. 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.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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 efficiency can be given.
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