



**HEARNES**

WHERE SERVICE COUNTS

**High Howe Lane, Bournemouth  
Dorset, BH11 9QZ**



# FREEHOLD

## GUIDE PRICE £355,000

***“An extended bungalow with owned solar panels and a secluded garden offered with no chain”***

This generous sized and well-presented three double bedroom, one shower room and separate cloakroom detached bungalow has a secluded and low maintenance rear garden, in and out driveway providing off-road parking, owned solar panels and is offered with no onward chain.

This deceptively spacious and extended bungalow is superbly positioned and tucked away down a private road, whilst conveniently located for amenities. The solar panels are owned outright, therefore provide an income and substantially reduce the utility costs. There is also the added benefit of the property now coming to the market offered with no forward chain.

- **An extended three double bedroom bungalow with a secluded low maintenance garden and owned solar panels**
- Good sized **entrance hall** with a cupboard housing a wall-mounted, gas-fired Vaillant boiler and loft access
- Good sized dual aspect **lounge** with exposed stone fireplace and living flame log effect gas fire
- 16ft Dual aspect **kitchen/breakfast room** incorporating roll top work surfaces, a breakfast bar, base and wall units, recess for a cooker with extractor canopy above, recess for a fridge/freezer, recess and plumbing for a washing machine and dishwasher, fully tiled walls, window overlooking the rear garden and a door leading out to a porch
- **Porch** with two useful double storage cupboards and a door giving access out to a secluded low maintenance rear garden
- 19ft **Main bedroom**, enjoying a dual aspect with fitted floor to ceiling wardrobes with sliding doors
- **Bedroom two** is also a generous sized double bedroom with a window to the front aspect
- **Bedroom three** is also a double bedroom with a window to the front aspect
- **Shower room** refitted in a stylish white suite, incorporating a corner shower cubicle with chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC and partly tiled walls and tiled floor
- **Separate cloakroom** also finished in a stylish white suite incorporating WC, wash hand basin, partly tiled walls and tiled floor
- **Rear garden** with a maximum overall measurements of 45ft x 45ft, faces a westerly aspect and offers an excellent degree of seclusion
- The **front garden** has been landscaped for ease of maintenance and incorporates a large, paved patio area adjoining the rear of the property. Steps lead down to a further area of large patio. There is a gravelled area and an area of artificial lawn. Within the garden there are many attractive plants and shrubs, and a useful timber storage shed. A side path leads up to a side gate
- Two sets of double wooden gates open to give access to an in and out gravelled driveway which provides generous **off-road parking** for several vehicles
- Detached **single garage** with light, power, a double glazed window and a side personal door
- **Further benefits** include double glazing, UPVC fascias and soffits, a gas-fired heating system with Vaillant boiler and owned solar panels which provide income and substantially reduce utility costs. The property also comes to the market offered with **no onward chain**

There is a small selection of amenities in Bearwood approximately half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 3.5 miles away.

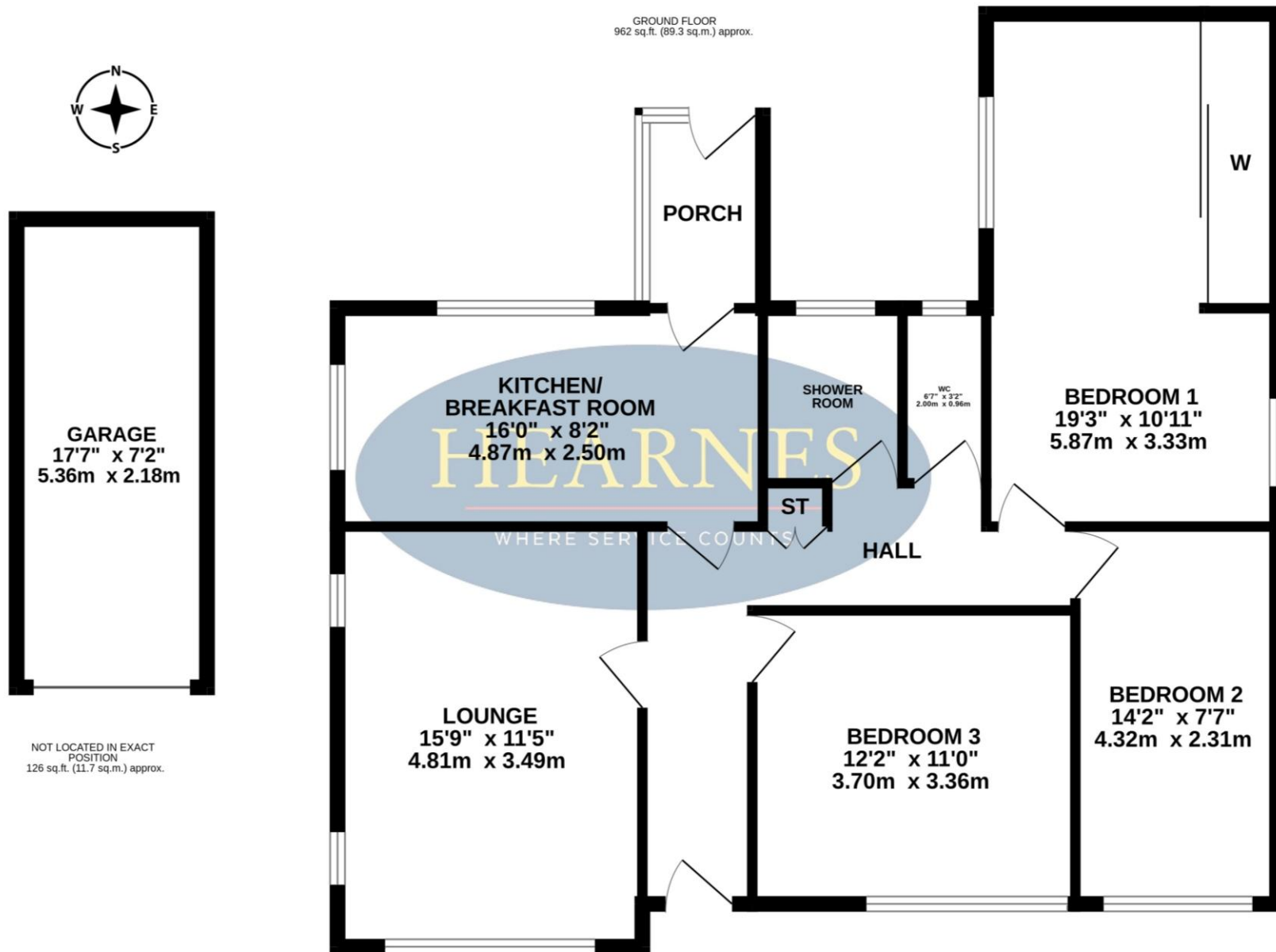
**COUNCIL TAX BAND: D**

**EPC RATING: D**



Tucked away down a private lane

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.



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