



HEARNES
WHERE SERVICE COUNTS

**Meadow View Road
Bear Cross, Bournemouth BH11 9RB**

FREEHOLD PRICE

£425,000

“A substantially enlarged bungalow with a detached garage complex and planning permission granted to create more accommodation”

This substantially enlarged and partly modernised three double bedroom detached bungalow has a secluded west facing rear garden, detached garage complex with workshop, front and side driveways providing generous off road parking situated in a cul-de-sac location.

The property has been substantially enlarged and partly modernised, There is planning permission granted for the property to be enlarged further and the loft converted, creating two additional bedrooms and two bathrooms. A private rear garden and detached garage complex is also a particular feature.

- **A three bedroom detached bungalow with a detached garage complex and west facing rear garden, (planning permission granted)**
- **Entrance porch**
- **Spacious entrance hall** with temporary staircase rising to a large fully boarded loft space
- **20ft Impressive lounge** with log burner and bay window to the front aspect
- Beautifully finished **18ft kitchen/dining/breakfast room** which incorporates extensive granite worktops & matching granite splashbacks with a central island unit also finished in granite, a good range of base and wall units, space for Range master cooker with extractor canopy above, space for American style fridge/freezer, recess and plumbing for dishwasher, integrated Bosch oven, ample space for dining table and chairs, polished porcelain tiled floor, double glazed window overlooking the rear garden, double glazed French doors giving access and a further door leading through into the utility room
- **Utility room** incorporating ample roll top worksurfaces with a good range of base and wall units, recess and plumbing for washing machine, recess for tumble dryer, sink unit, polished porcelain tiled floor, double glazed window overlooking the rear garden and a double glazed door leading out onto a side driveway
- **Three double bedrooms**
- **Bathroom** finished in a stylish white suite incorporating a panelled bath with shower over, WC, pedestal wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **The rear garden** is a superb feature of the property as it faces a westerly aspect, offers an excellent degree of seclusion and measures approximately 35ft x 35ft. The garden has been landscaped for ease of maintenance and incorporates block paved patio areas with steps leading up to a further area of patio where there is a greenhouse
- **A block paved driveway** continues up to a detached garage complex
- **Detached garage complex** incorporates a large 29ft x 22ft garage which continues round to a workshop area. Also within the garage there is an additional room which could be used as a home office or additional work shop
- **A front and side driveway** provides generous off road parking. A side driveway in turn leads up to double wooden gates, which in turn open to give access into the rear garden and garage complex
- **Further benefits include;** double glazing and a gas fired heating system

Bournemouth town centre's array of shops, restaurants and leisure facilities is located approximately 6 miles 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: C

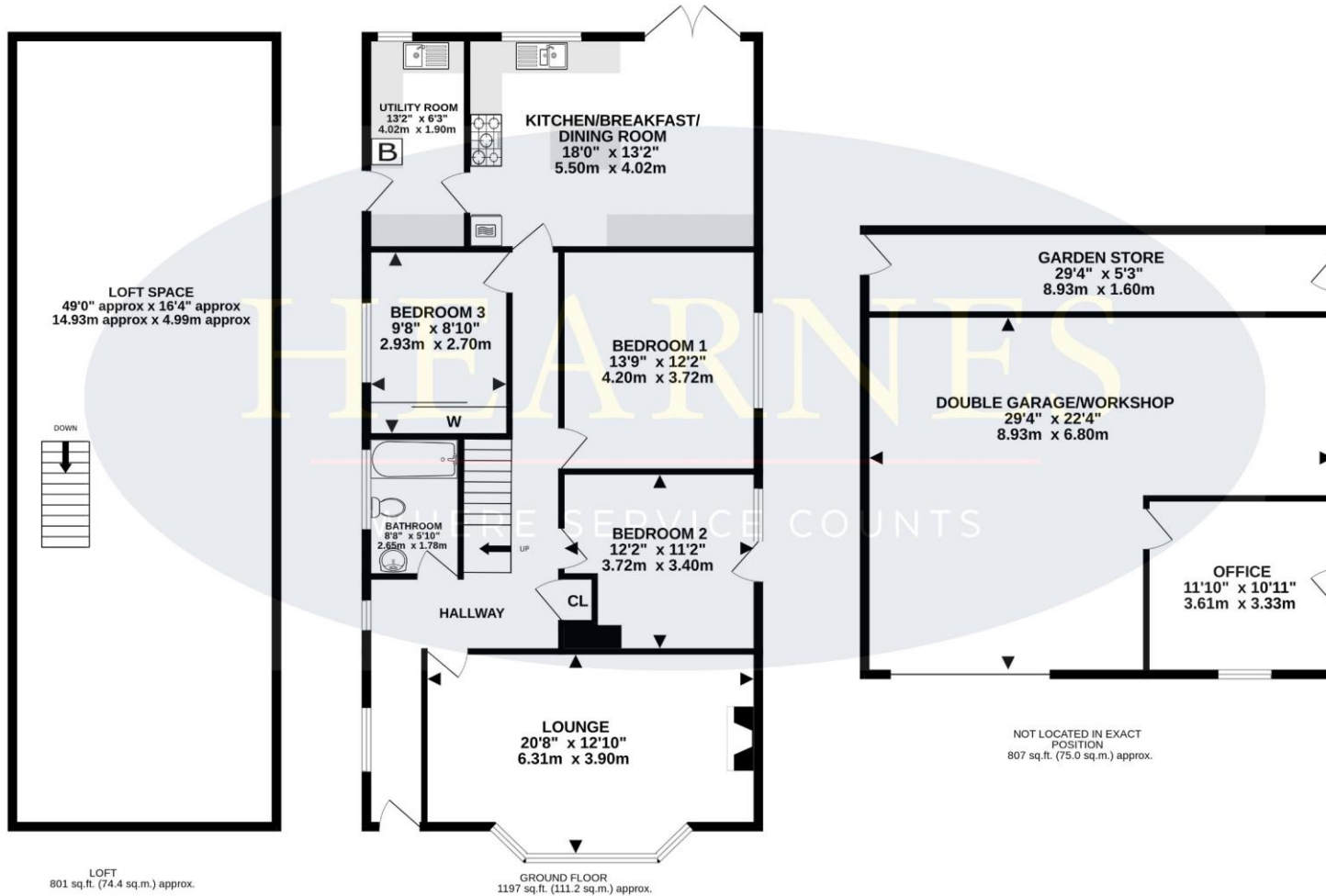
EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 2805 sq.ft. (260.6 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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