



Adamsfield Gardens
Bournemouth, Dorset BH10 5AF

FREEHOLD PRICE

£400,000

“Superbly presented detached three bedroom house individually built on the edge of a small cul-de-sac”

This modern detached family house was built approximately 13 years ago on a well proportioned plot close to Kingsleigh Primary School, regular bus routes and convenient access of Kinson, Winton and Redhill recreation park making ideal for families.

The superbly presented accommodation comprises three first floor bedrooms serviced by a modern en-suite shower room and family bathroom, a spacious 17ft living room open plan to a double glazed, triple aspect conservatory overlooking the rear garden and providing a light and airy feel together with a wonderful modern kitchen/breakfast room with integrated appliances and gloss finished units.

Ground floor:

- Double glazed secure front door to the **entrance hall**
- Modern **cloakroom** finished with a WC and wash hand basin with vanity storage beneath
- Stylish modern **kitchen/breakfast room** enjoying a dual aspect with fitted in high gloss wall and floor mounted units with contrasting worktops and central island unit, space for an American style fridge/freezer, integrated oven and inset 4 ring gas hob with extractor over, integrated dishwasher, wall mounted gas-fired boiler, tiled flooring and
- Spacious, dual aspect **living room**
- **Conservatory** with double glazed windows to three aspects overlooking the garden with French doors to the side and pitched, glazed roof

First floor:

- **Landing** with storage cupboard and loft hatch
- **Bedroom one** with two double glazed windows to the front aspect and door to the en-suite shower room
- **En-suite shower room** finished in a modern white suite to include shower unit with shower over, low level WC, wash hand basin with vanity storage beneath, modern towel rail, wood effect laminate flooring
- **Bedroom two** with double glazed window to the rear aspect
- **Bedroom three** with double glazed window to the rear aspect
- **Family bathroom** fitted in a stylish white suite with P end bath with mixer taps and shower attachment, pedestal wash hand basin and WC, fully tiled walls

Outside:

- Block paviour **driveway** has parking for two vehicles with double timber gates giving access to additional hardstanding for secure parking of a motorhome/boat leading to the garden
- The **rear garden** is low maintenance, laid to lawn enclosed by timber fencing with mainly concrete posts
- **Further benefits include;** gas central heating with 1 year old boiler, double glazing

Kinson is located approximately 1.3 miles away, Winton high street is located under 2 miles away and offers a wide array facilities. Ferndown town centre offers an excellent range of day-to-day amenities and is located approximately 4 miles away, whilst Bournemouth town centre offers an array of shops, cafes, restaurants and leisure facilities, as well as miles of sandy beaches and is located approximately 4 miles away.

COUNCIL TAX BAND: D

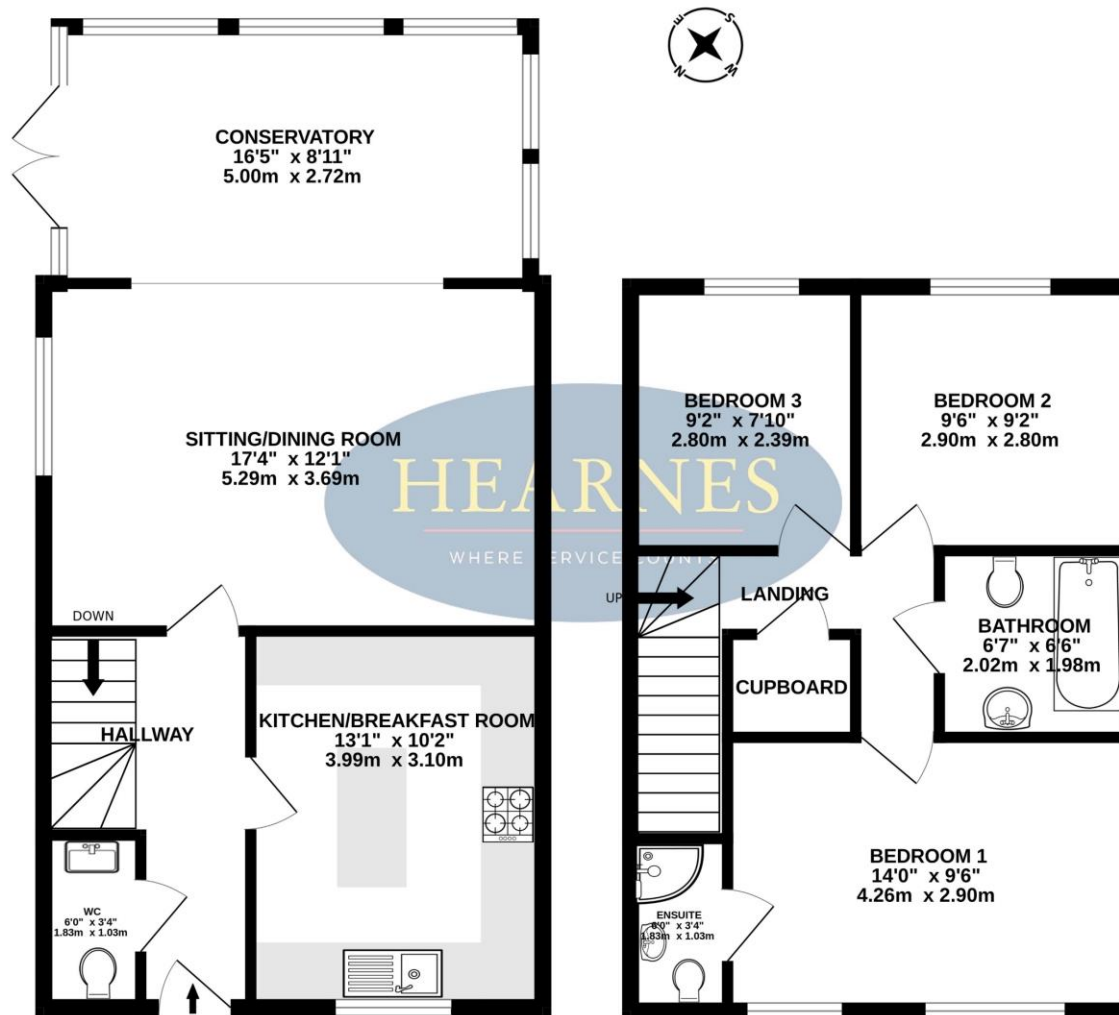
EPC RATING: C

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.



GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.

1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 1020 sq.ft. (94.8 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

