



HEARNES

WHERE SERVICE COUNTS

**Glenville Road,
Bournemouth, Dorset, BH10 5DD**

FREEHOLD PRICE

£375,000

“A beautifully finished and deceptively spacious home with a private south facing garden”

This deceptively proportioned and immaculately presented three bedroom detached family home has a private south facing rear garden and a driveway providing off road parking.

This unique and superbly appointed property was constructed approximately 12 years ago and was finished to a high standard. The current owners have also made a number of recent improvements and an early viewing is strongly recommended to fully appreciate the property's size and overall finish.

- 13' Spacious **entrance hall** with a polished porcelain tiled floor and an understairs cupboard
- Ground floor **cloakroom** finished in a stylish white suite incorporating a WC, wash hand basin with vanity storage beneath, tiled floor
- **Bedroom/family room** with a double glazed window to the front aspect. This room is currently being used as a reception room but could also be used as a double bedroom
- Stunning open plan 17' x 15' **lounge/kitchen/breakfast room**. This room undoubtedly has the 'wow' factor
- The **kitchen/breakfast area** has been beautifully finished with extensive granite worktops which continues round to form a breakfast bar, a good range of base and wall units with an inset sink, an excellent range of high quality integrated appliances to include 'Neff' induction hob with ELICA extractor hood above, integrated double oven/grill and separate microwave, integrated fridge freezer and Zanussi dishwasher, recess for plumbing for washing machine, polished porcelain tiled floor and a double glazed window overlooking the rear garden
- The **lounge** also has a polished porcelain tiled floor, double glazed French doors leading out into the private south facing rear garden
- First floor **landing** with a good sized linen cupboard
- **Bedroom one** is a large double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes and drawer storage, double glazed velux window and a double glazed door opening out onto a Juliette balcony
- **Bedroom two** is also a generous sized double bedroom benefitting from an excellent range of fitted mirrored fronted and additional wardrobes
- Beautifully finished and spacious **family bathroom** finished in a stylish white suite incorporating a panelled bath with a glass shower screen and shower over, contemporary wall mounted wash hand basin with vanity storage beneath, WC, fully tiled walls and flooring
- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, faces a southerly aspect, is fully enclosed and measures approximately 20' x 20'
- Adjoining the rear of the property there is a good sized paved patio. The remainder of the garden is laid to artificial lawn. There is an outside tap and outside power points and located down one side of the property there is a 29' useful storage shed
- A front **driveway** provides off road parking for approximately 2 vehicles
- **Further benefits** include double glazing, UPVC fascias and soffits and a gas fired heating system

Bournemouth town centre is located approximately 4 miles away. Bournemouth offers miles of sandy bathing beaches and array of shops, restaurants and leisure facilities. Ferndown town centre is located approximately 4.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: C

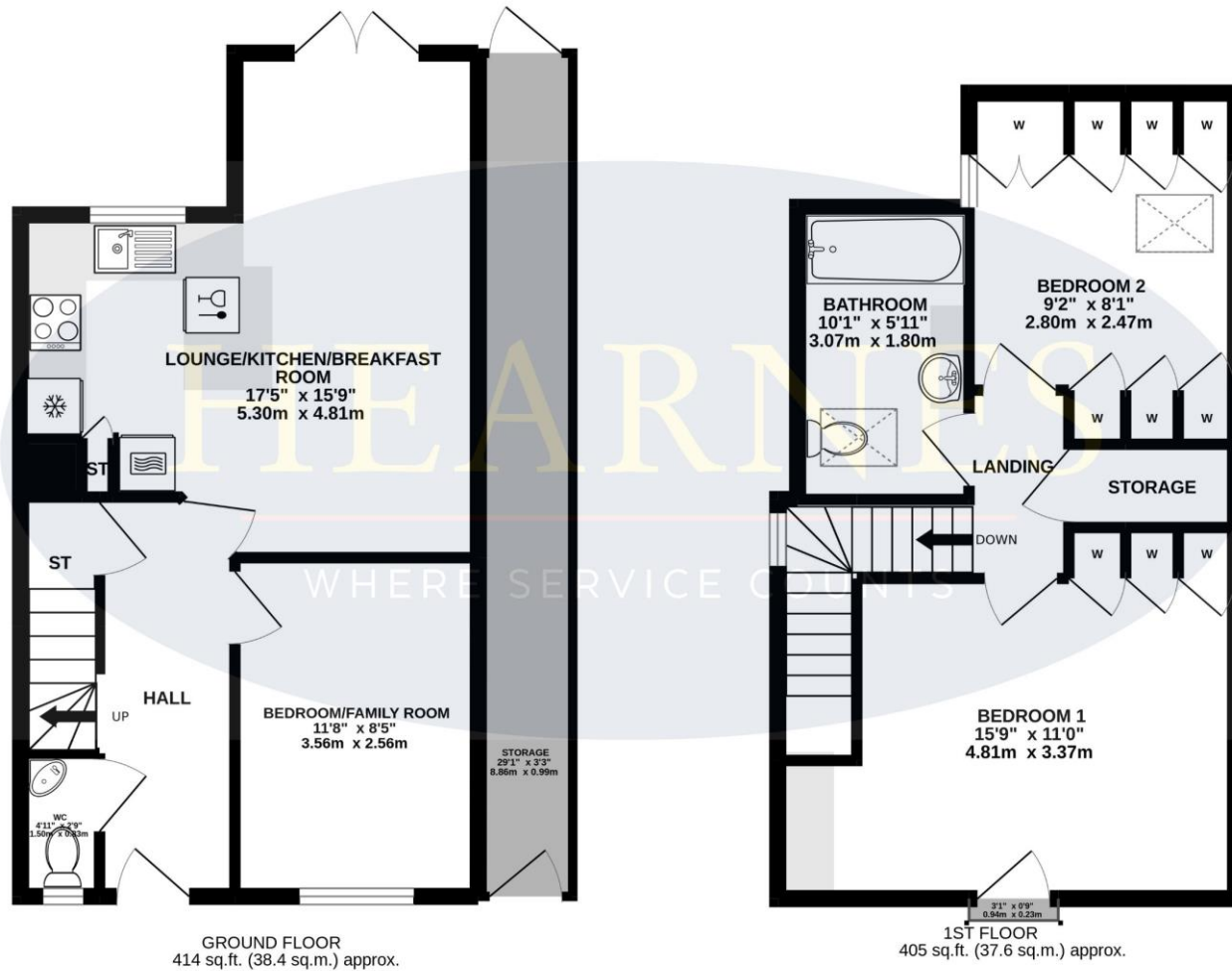
EPC RATING: C

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 : 819 sq.ft. (76.1 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

