



**Hull Crescent, Bournemouth  
Dorset, BH11 9RG**

# FREEHOLD PRICE

## £415,000

***“Deceptively spacious and extended three bedroom detached bungalow with driveway parking, car port and no forward chain”***

A well-proportioned extended detached bungalow providing three bedrooms, serviced by an adapted wet/shower room, modern fitted white gloss kitchen, substantial double glazed conservatory, lounge/dining room and loft space with dormer window.

Other benefits include a modern ‘Worcester’ gas boiler, double glazing, entrance porch, driveway parking for several vehicles to a covered car port and a scenic private rear garden with sections of raised decking patios and a timber store.

The property is set in an extremely convenient location on the fringes of Bearwood, with transport links to Poole, Bournemouth and Kinross with shops, facilities and regular bus services through Bearwood.

The property requires some minimal modernisation, whilst the roof could allow for conversion (STPP)

- Double glazed door to immediate porch and door to:
- **Entrance hall** - built in cupboards and hatch to the loft
- **Living/dining room** - dual aspect with double glazed windows to the front and side aspect
- **Kitchen** – modern fitted kitchen with a range of white gloss base and wall mounted units, worktops, integrated oven and grill, inset 4 ring gas hob with extractor over, one and a half bowl sink unit with window above, plumbing for a washing machine and dryer, window and door to the rear aspect and cupboard housing the ‘Worcester’ boiler
- **Conservatory/day room** – substantial triple aspect double glazed multi-purpose room overlooking the rear garden, single and double doors to the garden
- **Bedroom one** - with a bay window and range of fitted wardrobes
- **Bedroom two** – dual aspect
- **Bedroom three** – window to the side aspect
- **Shower room** – Adapted wet shower room with concertina glazed screen, wc, wash hand basin, window, fully tiled walls and a heated towel rail
- **Outside** – Front driveway parking for several vehicles, with shrub borders enclosed by a dwarf wall and fencing and a convenient covered car port with timber gate to the rear garden
- **Rear garden** – 60ft x 40ft well proportioned private garden with elevated views, raised patio, landscaped borders and circular patio, further section of raised decking, timber shed/store, mature shrubs and wooden panel fencing surround

There is small selection of amenities within Bearwood less than 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 4 miles away. Bournemouth town centre is located approximately 5.5 miles away.

COUNCIL TAX BAND: D

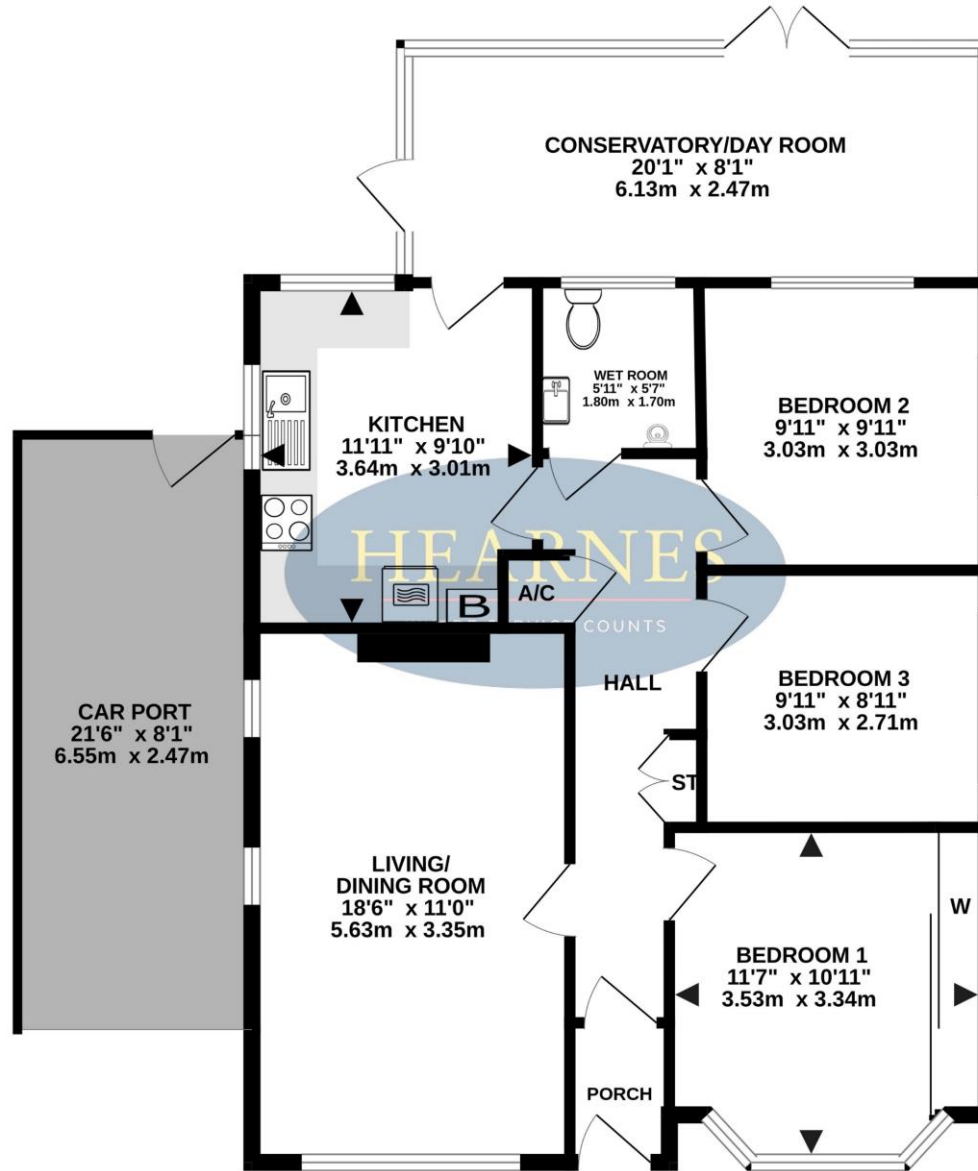
EPC RATING: E

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TOTAL FLOOR AREA : 924 sq.ft. (85.8 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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GROUND FLOOR  
924 sq.ft. (85.8 sq.m.) approx.

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