



Roundhaye Road
Bournemouth, Dorset, BH11 9JB

FREEHOLD

GUIDE PRICE £410,000

“A generous sized family home with scope and potential to be enlarged and enhanced with a private, west facing garden”

This conveniently located and generous sized three double bedroom, two reception room, two shower room detached family home with an 18ft conservatory overlooking a 75ft private, west facing rear garden, single garage and driveway providing of road parking, whilst conveniently located for all the local amenities.

This light, spacious and versatile family home has enormous amount of scope and potential to be enlarged and enhanced (subject to the necessary planning consents). The good size secluded plot is also a superb feature.

Ground floor:

- **Entrance porch**
- **Spacious entrance hall**
- **22ft Dual aspect lounge** with feature fireplace, sliding patio doors leading out into the conservatory and opening through into the dining room
- **The dining room**, in turn, leads through into the kitchen/breakfast room
- **19ft Kitchen/breakfast room** incorporating roll top work surfaces, base and wall units, integrated oven, grill and hob, recess and plumbing for washing machine and dishwasher, recess for fridge and freezer, floor standing gas fired boiler, ample space for breakfast table and chairs, sliding patio door leading out into the rear garden
- **18ft Conservatory** which is double glazed and has sliding patio doors leading out into the rear garden
- **Ground floor double bedroom** with fitted wardrobes
- **Shower room** incorporating a corner shower cubicle, WC, pedestal wash hand basin, fully tiled walls

First floor:

- **Spacious first floor landing/study area** with access into the eaves for useful storage
- **Two large dual aspect double bedrooms**
- **Spacious shower room** incorporating a good size ‘walk-in’ shower area, pedestal wash hand basin, fully tiled walls
- **Separate cloakroom** with WC, fully tiled walls

Outside:

- **The rear garden** is a superb feature of the property as it measures approximately 75ft x 45ft, faces a westerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a **large, paved patio**
- The remainder of the garden is laid to a mixture of gravel and paved path with many attractive ornamental plants and shrubs. At the far end of the garden there is a **large timber storage shed and greenhouse**. The garden itself is fully enclosed
- **A front driveway** provides generous off road parking
- Alongside the property there is a **single garage** with an adjoining timber storage shed
- **The garage** has a metal up and over door, light and power
- **Further benefits include**; double glazing and a gas fired central heating system

There is a good selection of amenities in Kinson less than 1 mile away. Bournemouth town centre is located approximately 5 miles away.

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown’s town centre is located approximately 3 miles away.

COUNCIL TAX BAND: D

EPC RATING: E

AGENTS NOTE: 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.

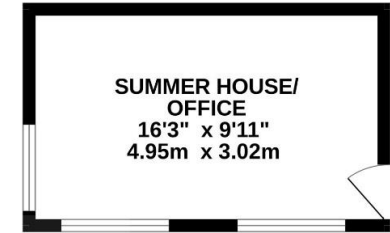




TOTAL FLOOR AREA : 2327 sq.ft. (216.2 sq.m.) approx.

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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NOT LOCATED IN EXACT
POSITION
161 sq.ft. (14.9 sq.m.) approx.

