



**Dowlands Road
Bournemouth, Dorset, BH10 5LG**

FREEHOLD PRICE £475,000

“A brand new and beautifully finished split level, versatile home with a private landscaped garden”

This superbly appointed and extremely spacious three double bedroom, two bathroom split level and versatile home has a 50ft landscaped rear garden and driveway providing off road parking.

This cleverly designed and deceptively spacious split level family home has been finished to an extremely high standard with some lovely finishing touches and no expense spared. There is a 30ft stunning open plan kitchen/living/dining area which has bi-fold doors opening out onto a landscaped rear garden and an impressive 19ft master bedroom with dressing room and luxuriously appointed and spacious en-suite shower room/bathroom. An early viewing is strongly recommended to fully appreciate this property's overall size and finish. The property also now comes to the market offered with no onward chain.

- **An 1,200 sq ft three double bedroom split level and versatile family home with a landscaped garden and no chain**
- **Spacious entrance hall** with coat cupboard and storage cupboard
- **19ft Impressive master bedroom** which enjoys a pleasant outlook over the landscaped rear garden
- **Walk-in vestibule/study**
- **Luxuriously appointed and spacious en-suite bathroom/shower room** incorporating a large corner shower cubicle with chrome raindrop head and separate shower attachment, roll top bath, WC with concealed cistern, wash hand basin with vanity storage beneath, tiled walls and tiled flooring
- **Two double bedrooms**, both with fitted wardrobes
- **Luxuriously appointed and spacious family bathroom** incorporating a shower/bath with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, partly tiled walls & tiled floor

Lower ground floor:

- **30ft Open plan kitchen/living/dining room** which undoubtedly has the 'wow' factor
- **The dining/living area** has a contemporary living flame electric fire and bi-fold doors opening to offer uninterrupted views over the private and landscaped rear gardens
- **The kitchen area** has been beautifully finished with extensive slimline worktops which continues round to form a breakfast bar. There is an excellent range of high quality integrated appliances to include; twin Bosch ovens, induction hob with attractive extractor canopy above, fridge and freezer and dishwasher
- **Useful understairs cupboard**
- **Ground floor cloakroom** finished in a stylish white suite incorporating a WC with concealed cistern, wash hand basin with vanity storage beneath

Outside:

- **The rear garden** measures approximately 50ft in length, has been landscaped and is fully enclosed
- Adjoining the rear of the property there is a **large Indian sandstone paved patio**. The remainder of the garden has been recently turfed and at the far end of the garden there are mature shrubs
- A front **block paved driveway** provides off road parking
- **Further benefits include**; solar panels with a gas fired heating system, double glazing and electric car charging point

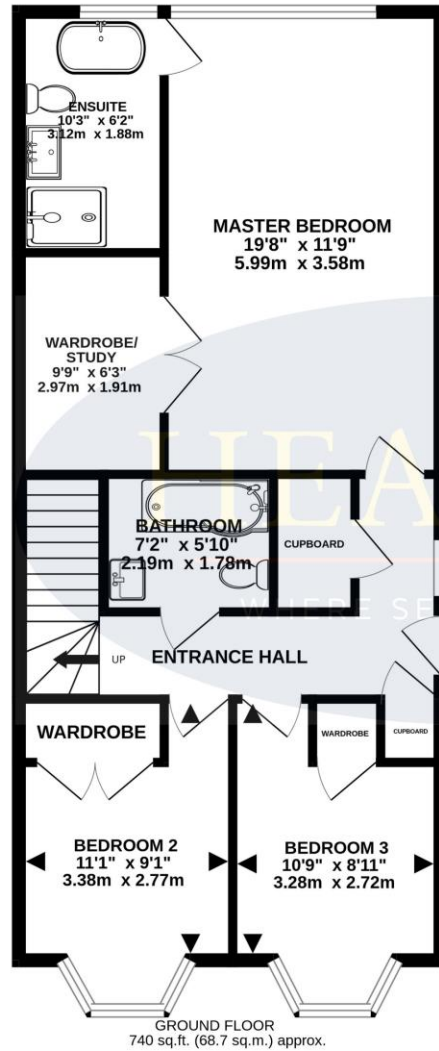
Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 3.5 miles away. Bournemouth offers an array of shops, restaurants and leisure facilities. Bournemouth town centre is located approximately 4 miles away.

COUNCIL TAX BAND: T.B.C.

EPC RATING: A

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 : 1266 sq.ft. (117.6 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

