

“Beam End”, Magna Road

Bournemouth, Dorset BH11 9NA





"Charming, detached extended family home set within a well proportioned plot in an extremely convenient location"

FREEHOLD GUIDE PRICE £585,000 - £600,000

This deceptively spacious character detached family home built in 1918 has been extensively modernised and extended by the current owner coming to the market for the first time in nearly 40 years.

The house is set in a prime location providing access to Wimborne, Ferndown and Bournemouth with convenient access to Bournemouth Airport and the A31 commuter routes whilst Bearwood shops, amenities, primary school and riverside walks are close by.

The accommodation comprises three bedrooms served by a family bathroom with additional shower cubicle, a formal cosy sitting room with feature solid fuel wood burner open plan to a dining area that leads to the extended hub of the house in the form of an open plan bespoke kitchen/family room with double glazed doors giving access to and overlooking the rear garden.

Other benefits include Karndean flooring, gas central heating, double glazing, separate utility room, ground floor shower/cloakroom, solid oak bi-fold doors separating the sitting room and dining space, a replacement roof with new batons, felt facias and gutters approximately 10 years ago, timber gates to extensive driveway parking for several vehicles including motorhome or boat.

- **Entrance hall** with stairs to the first floor, Karndean flooring
- **Dining/reception space**, continuation of wood flooring
- **Open plan kitchen/family room** bespoke fitted kitchen comprising a range of base and wall mounted units with oak style worktops, breakfast bar & space for Aga, integrated dish washer, continuation of the wood flooring, double glazed patio doors to the rear garden
- **Utility room** with additional matching cupboards, worktops, plumbing, double glazed door and window with door to the ground floor shower/cloakroom
- **Ground floor shower room/cloakroom**
- **Living room** with double glazed box bay window and further window to the front aspect, solid fuel wood burner and marble hearth
- **Bedroom one** with double glazed window
- **Bedroom two** with double glazed window
- **Bedroom three** with double glazed window
- **Bathroom**, Victorian style suite comprising roll top bath, low level WC, pedestal wash hand basin, corner shower cubicle, double glazed window



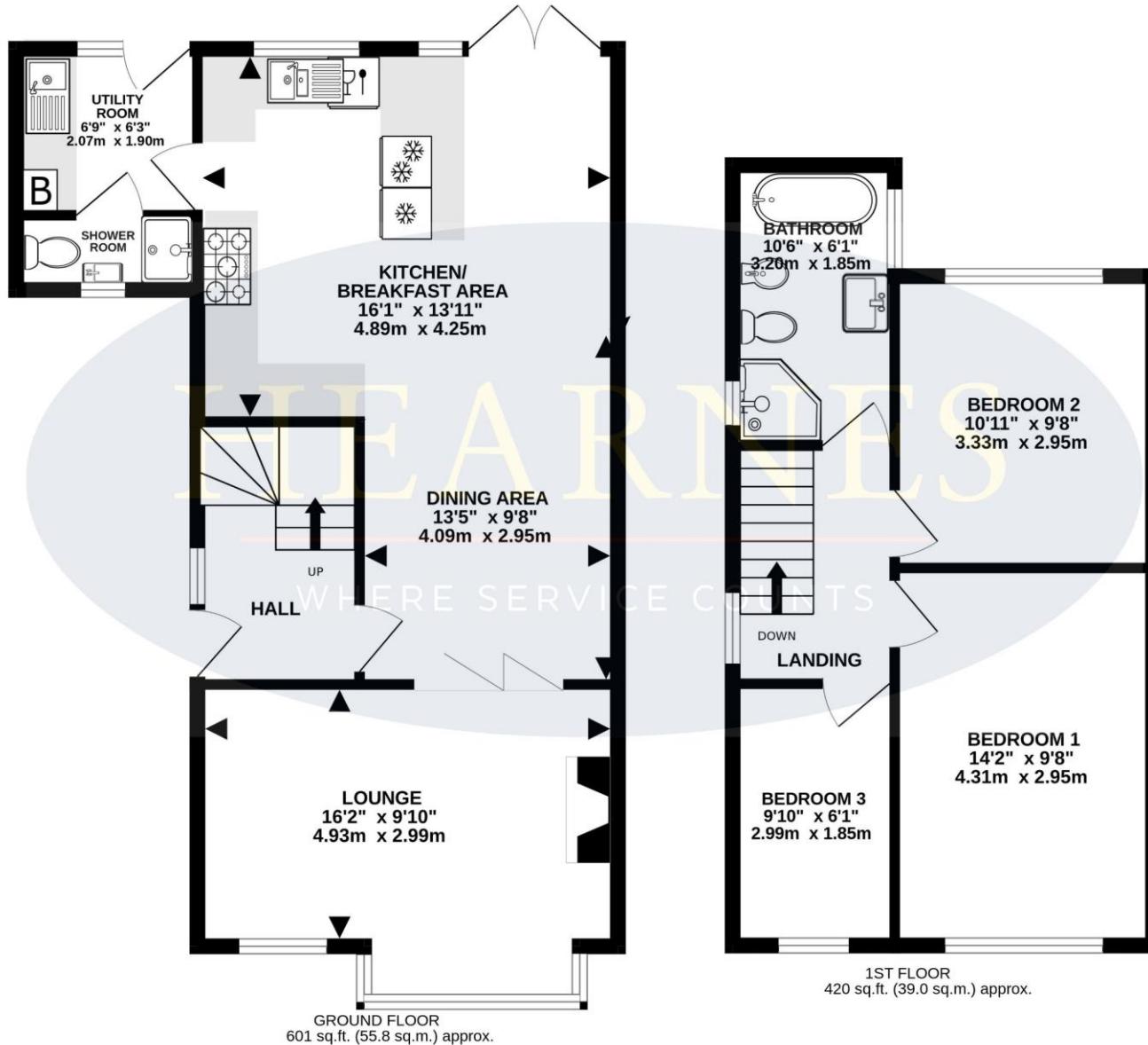
COUNCIL TAX BAND: C

EPC RATING: C



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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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Outside

- **Ample driveway parking** for several vehicles, side access enclosed by timber fencing with concrete posts & timber security gates
- **The rear garden** is a particular feature of the property providing a pleasant mature wooded outlook with a raised section of gravel, landscaped lawn and pathways, timber store and panel fencing with concrete posts
- The extension has sufficient foundations for an additional first floor

Ferndown Town Centre is located approximately 3 miles away whilst Wimborne and Bournemouth are located approximately 4 and 5.5 miles away respectively.



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ
Tel: 01202 890890 Email: ferndown@hearnes.com



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