

Magna Road

Bournemouth, Dorset BH11 9NA



HEARNES

WHERE SERVICE COUNTS



“Exceptional 1930’s traditional detached family residence retaining a wealth of original features on a well proportioned mature plot”

FREEHOLD GUIDE PRICE £600,000 - £625,000

This charming character home is situated in an exceptionally convenient location close to Bearwood centre between Wimborne and Ferndown with excellent transport links to Poole and Bournemouth, Hurn airport and the A31 commuter routes.

The accommodation comprises four first floor bedrooms served by a stylish modern en-suite and family bathroom a delightful sitting/dining room with bay window and patio doors and original double doors to the living room with double glazed French doors giving access to and overlooking the rear garden together with a cottage style fitted kitchen with butler sink and space for a range cooker and integral access to the garage.

Other benefits include modern floor covering and UPVC front door in the hallway, original fireplace in the dining room and solid fuel wood burner in the living room, gas central heating, double glazing, impressive driveway with parking for several vehicles, integral garage/workshop with bi-fold doors to the rear and a delightful mature, private rear garden and patio.

Ground floor:

- **Entrance hall** with laminate flooring, double glazed window and replacement door. Stairs to first floor
- **Sitting room/dining room.** Versatile living space with original mantle, double glazed door and bay window and original timber double doors to the living room
- **Living room** with double glazed French doors and window making full use of views over the rear garden, recess with solid wood burner
- **Kitchen** fitted in traditional style range of wall and floor mounted unit with worktops, butler sink with double glazed window above overlooking the garden, contrasting tiled splashbacks, solid oak flooring, space for range cooker, extractor above, recess for fridge/freezer, integral door to the garage

First floor:

- **Landing space**
- **Bedroom one** with double glazed window to the rear aspect, contrasting tones of décor and door to the en-suite
- **En-suite shower room** stylishly refitted comprising a dual width shower cubicle, vanity unit with inset wash hand basin, low level WC, double glazed window, fully tiled walls
- **Bedroom two** is well presented with two double glazed windows
- **Bedroom three** with double glazed window to the front aspect
- **Bedroom four** with double glazed window to the front aspect. Ideal as a home office
- **Bathroom** refitted in a modern matching suite comprising panelled bath with separate shower cubicle and glazed screen, vanity unit with inset wash hand basin, part tiled walls, double glazed window

COUNCIL TAX BAND: E

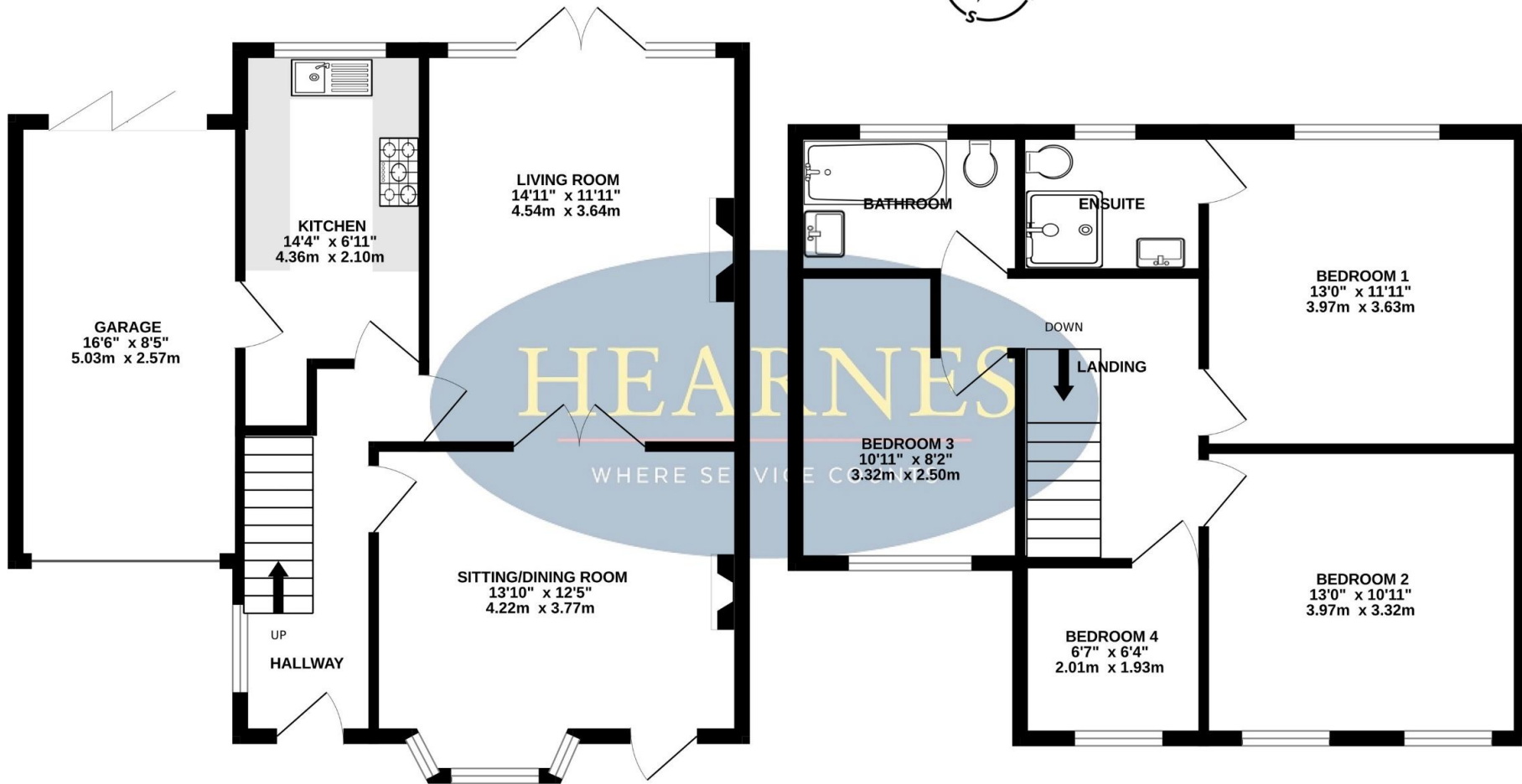
EPC RATING: D





GROUND FLOOR
627 sq.ft. (58.3 sq.m.) approx.

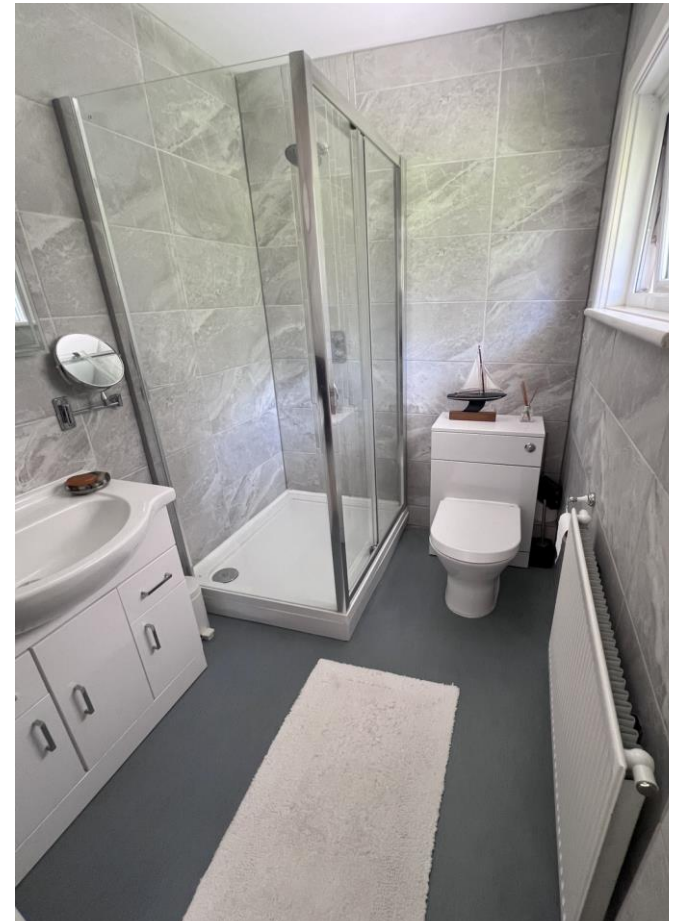
1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1193 sq.ft. (110.9 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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Outside

- **The driveway** provides parking for several vehicles with mature shrub boundaries and section of lawn with up and over door to integral garage
- **Integral garage/workshop** which has power and light and the benefit of bi-folding doors accessing the rear patio
- **The private rear garden** provides an attractive mature backdrop from the partially raised patio with level lawn and well tended shrub borders

The market town of Wimborne offers an excellent selection of facilities and is located approximately 3.5 miles away. Kinson offers a good range of day to day amenities and is located approximately 1 mile away, whilst Ferndown also offers an excellent range of shopping, leisure and recreational facilities and is located approximately 3 miles away.



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