



Runnymede Avenue, Bearwood
Bournemouth, Dorset BH11 9SP

FREEHOLD PRICE OIEO £475,000

“An extended family home with a private garden, enjoying a cul-de-sac location”

A substantially enlarged and modernised three double bedroom, two reception room detached family home with a private 50ft rear garden, single garage and generous off-road parking. Enjoying a peaceful cul-de-sac location in a popular residential area.

The current owners have been in residence for circa 33 years and over this time they have maintained the property extremely well, made many recent improvements and added a large ground floor extension. Overall this is a fantastic family home in a superb location.

Ground floor:

- **Entrance porch and entrance hall**
- Refitted **ground floor cloakroom** finished in a modern white suite to incorporate a wc, wall-mounted wash hand basin with vanity storage beneath and a tiled floor
- 21ft **Lounge** with a double glazed window to the front aspect, a living flame coal effect gas fire with attractive surround and double doors leading through to the dining room
- 18ft **Dining room** with double glazed sliding patio doors leading to the private and beautifully kept rear garden
- Recently refitted **modern kitchen/breakfast room** incorporating ample work surfaces, a good range of base and wall units and an excellent range of integrated appliances to include a Neff double oven, hob and extractor, Zanussi slim line dishwasher, washing machine and fridge/freezer, ample space for a breakfast table and chairs, attractive tiled splashbacks, a double glazed window offering a pleasant outlook over the rear garden and a double glazed door leading out to the side path



First floor:

- Large **first floor landing**
- **Master bedroom** enjoying fitted floor to ceiling wardrobes with sliding doors, an additional built in double wardrobe and a window to the front aspect
- **Guest double bedroom** with a fitted double wardrobe and a window offering a view over the rear garden
- **Third double bedroom** enjoying a dual aspect and a fitted double wardrobe
- **Family bathroom** finished in a white suite incorporating panelled bath with shower over, glass shower screen, pedestal wash hand basin, wc and fully tiled walls

Outside:

- Beautifully kept **rear garden** which is a superb feature of the property measuring approximately 50ft x 35ft, offering an excellent degree of seclusion. The main area of garden is predominantly laid to lawn, bordered by well-stocked flower beds and adjacent to the rear of the property there is a patio area. On one side of the property there is a side path and gate, whilst on the other side of the property there is a storage area and shed. In the far right hand corner of the garden there is a timber storage shed/workshop with light and power
- Landscaped **front garden** for ease of maintenance
- Block paved **front driveway** providing generous off-road parking
- **Single garage** with a remote control metal up and over door, light, power and a side door
- Further benefits include double glazing, UPVC fascias and soffits, a gas-fired central heating system and a security alarm

There are a small selection of amenities in Bearwood approximately 600 metres away. The market town of Wimborne offers a further selection of amenities approximately 3.5 miles away. Ferndown also offers an array of amenities, with the town centre approximately 3 miles away.

COUNCIL TAX BAND: E

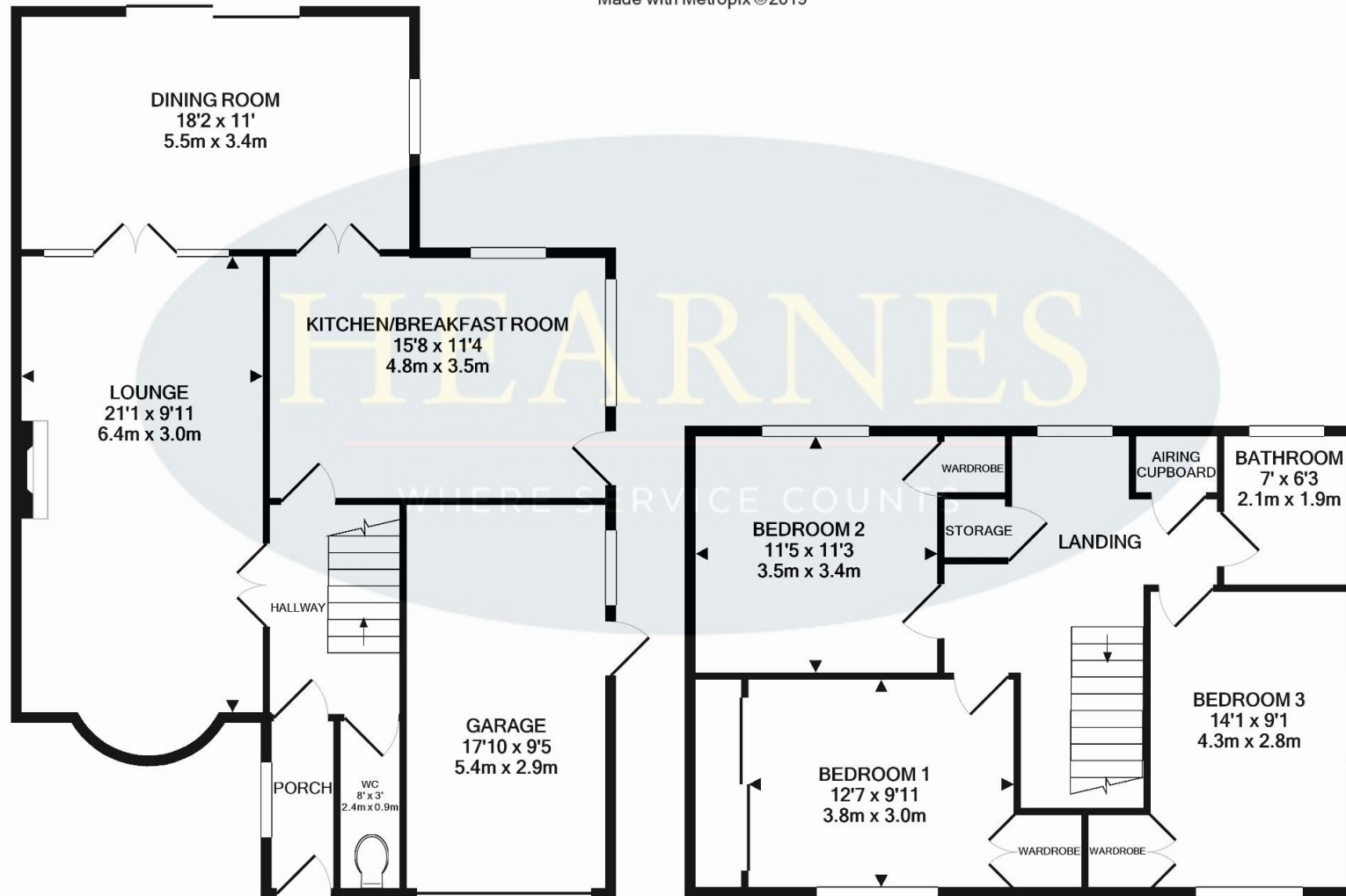
EPC RATING: D

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 APPROX. FLOOR AREA 1541 SQ.FT. (143.1 SQ.M.)



Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
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GROUND FLOOR
APPROX. FLOOR
AREA 907 SQ.FT.
(84.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 634 SQ.FT.
(58.9 SQ.M.)

390 Ringwood Road, Ferndown, Dorset. BH22 9AU Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

