

Horsham Avenue

Bournemouth, BH10 7JQ



HEARNES

WHERE SERVICE COUNTS



“A brand new and beautifully finished bungalow situated in a semi rural location with open views over an adjoining and protected open space”

FREEHOLD PRICE £475,000

This brand new and superbly appointed two double bedroom, one shower room, one bathroom detached bungalow with a 30' open plan kitchen/breakfast/lounge/dining room with landscaped gardens and driveway providing generous off road parking, whilst tucked away in a unique semi rural location and enjoying a delightful outlook over a protected green open space.

This cleverly designed and beautifully finished bungalow has a 30' open plan kitchen/breakfast/lounge/dining room which has a vaulted ceiling and bi-fold doors opening to offer uninterrupted views across the landscaped gardens and adjoining green open space. The property is approached via a 90' driveway and is tucked away on a good sized secluded plot with generous off road parking and landscaped gardens. An early viewing of this brand new and superbly positioned bungalow is extremely recommended to fully appreciate its unique location and spacious accommodation which has some lovely finishing touches which include underfloor heating throughout along with a ICW 10 year building warranty.

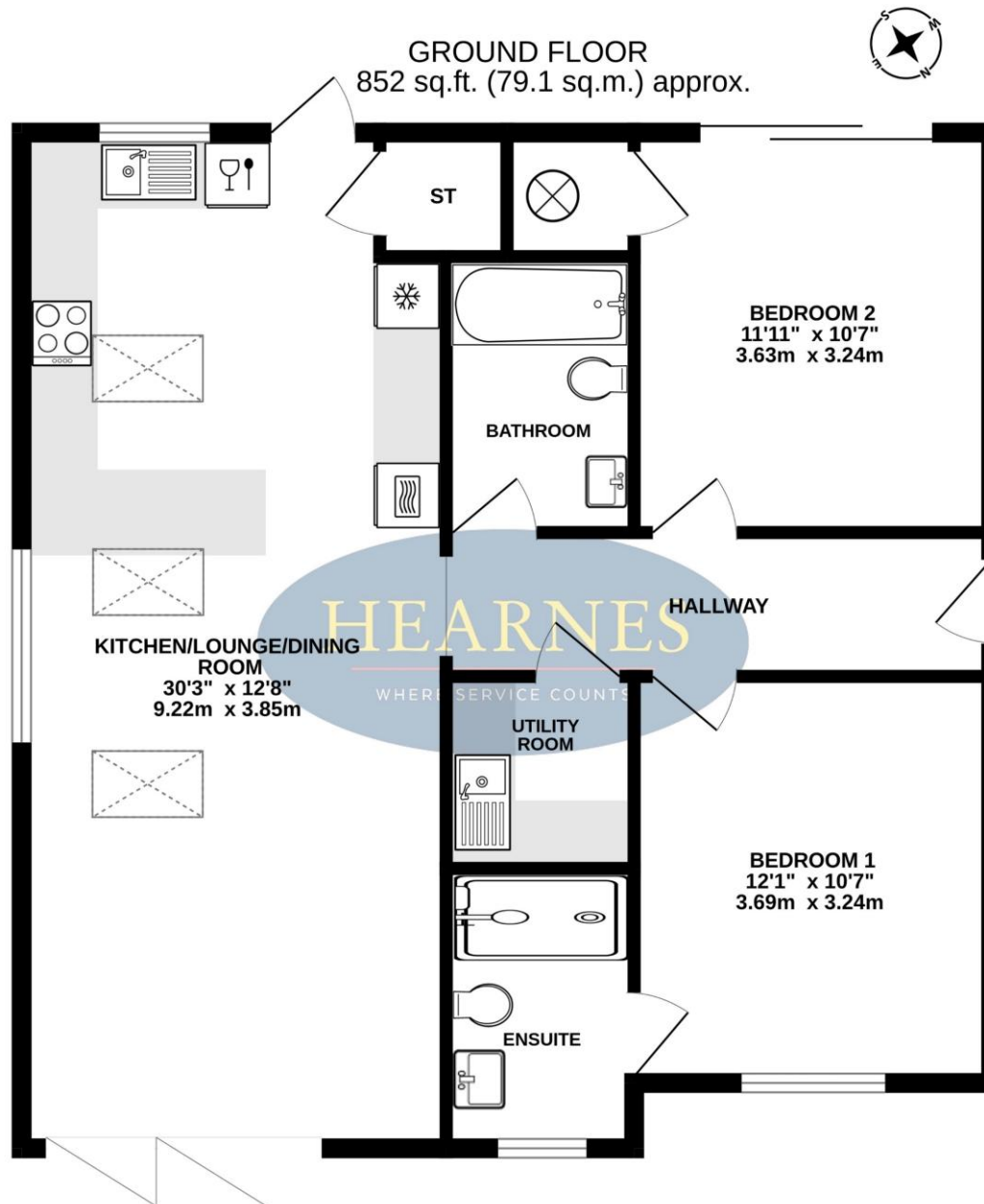
- **A brand new two double bedroom detached bungalow with landscaped gardens and open views**
- Spacious **entrance hall**
- **Utility room** with slimline worktops, a sink unit and storage cupboards, recess and plumbing for washing machine
- 30' Stunning open plan **kitchen/breakfast/lounge/dining room**. This room undoubtedly has the wow factor as it has a 13' high vaulted ceiling, enjoys a triple aspect and has three velux roof window flooding this fantastic space with lots of natural light
- The **kitchen/breakfast area** has been beautifully finished with slimline quartz worktops with matching upstands, a good range of twin tone base and wall units, an excellent range of high quality integrated appliances to include induction hob with extractor canopy above, oven, microwave, dishwasher and fridge freezer, walk-in storage cupboard with a double glazed door leading out into the rear garden
- The **lounge/dining area** has bi-fold doors opening to offer interrupted views over the adjoining protected green open space and onto a porcelain paved patio
- **Bedroom one** is a generous sized double bedroom with a double glazed window overlooking the landscaped front gardens and enjoying a pleasant open outlook
- **Spacious en suite shower room**, luxuriously appointed incorporating a Duravit stylish white suite with a large walk-in shower area with chrome raindrop shower head and separate shower attachment, WC with concealed cistern and wash hand basin with vanity storage beneath
- **Bedroom two** is also a generous sized double bedroom with sliding patio doors leading out into the rear garden and a walk-in airing cupboard
- **Family bathroom** sumptuously appointed in a matching Duravit stylish white suite with a panelled bath and mixer taps and shower hose and shower over with chrome raindrop shower head, WC with concealed cistern, wall mounted wash hand basin with vanity storage beneath

COUNCIL TAX BAND: TBC

EPC RATING: TBC







TOTAL FLOOR AREA : 852 sq.ft. (79.1 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 rear garden measures approximately 45' in width, faces a southerly aspect and incorporates a newly laid lawn with a porcelain paved path and path which continues round the side of the bungalow
- The property is approached by 90' driveway which in turn leads up to a block paved parking area providing generous off road parking. There is a large area of newly laid front lawn and a porcelain paved patio with joins the front of the property
- The front garden continues down to join an area of protected green open space with a gate giving pedestrian access
- Further benefits include: double glazing, ICW 10 year builders warranty, electric air source heat pump with underfloor heating throughout and the property now comes to the market offered with no forward chain

There is a small selection of amenities approximately 700 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 3 miles away. Castlepoint shopping centre is also located approximately 3 miles away.



Adjoining and overlooking a protected green open space

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