

# Greenacres Close

Bournemouth, Dorset, BH10 7DZ



**HEARNES**

WHERE SERVICE COUNTS







***“Exceptionally presented 1930’s character detached bungalow occupying a pristine landscaped corner plot with no forward chain”***

**FREEHOLD PRICE £475,000**

This charming traditional detached bungalow has been thoughtfully maintained and decorated to combine modern living with a wealth of original features.

The accommodation comprises two double bedrooms served by a modern refitted shower room, a dual aspect modern refitted kitchen/breakfast room and a beautifully presented triple aspect living room with central feature mantle and arched windows.

Other benefits include a convenient entrance porch, spacious hall with recess area perfect for a study/office space, brand new boiler, quality double glazing and utility/boot room that leads to a covered drying area.

- **Original charming entrance porch** - with double glazed front door and two angled windows to both sides, with double glazed door to the reception hallway
- **Immediate reception area** - with space for a study/office, attractive angled windows, feature arch and a remaining hallway with a door to a cloak cupboard, storage cupboard, cupboard housing the hot water cylinder and a hatch to the loft
- **Living room** – Beautifully presented, light and airy triple aspect room with a box bay window to the front overlooking the garden and dual miniature arched windows to both side aspects either side of the chimney breast, with solid polished stone mantel and heath and inset electric fire
- **Kitchen/breakfast room** – Modern fitted kitchen with comprehensive range of base and wall mounted units and adjoining worktops on two levels, ceramic one and a half bowl sink unit with window above overlooking the rear garden and a further window to the side aspect, space for a Range cooker with gas connection, recess for a fridge/freezer, plain set ceiling with spotlights, tiled splashbacks, integrated dishwasher, a door leading to the utility room and a radiator
- **Utility room** – Double doors to broom cupboard, worktops with space, plumbing and power below for a washing machine and tumble dryer, window above, further part leaded window rear door giving access to a delightful courtyard setting
- **Bedroom one** – Equally well-presented, box bay window to the side elevation, range of bespoke fitted wardrobes with single doors
- **Bedroom two** – Superbly appointed, light dual aspect double bedroom with windows to the side and rear
- **Shower room** – Refitted modern white matching suite comprising triple width high specification shower cubicle with wall-mounted chrome shower unit and Mira wall-mounted control and glazed screen with tiled splashbacks, vanity unit with inset wash hand basin, wc, partially wood panelled walls, tiled flooring and window to the side and two heated towel rails

**COUNCIL TAX BAND: D**

**EPC RATING: D**



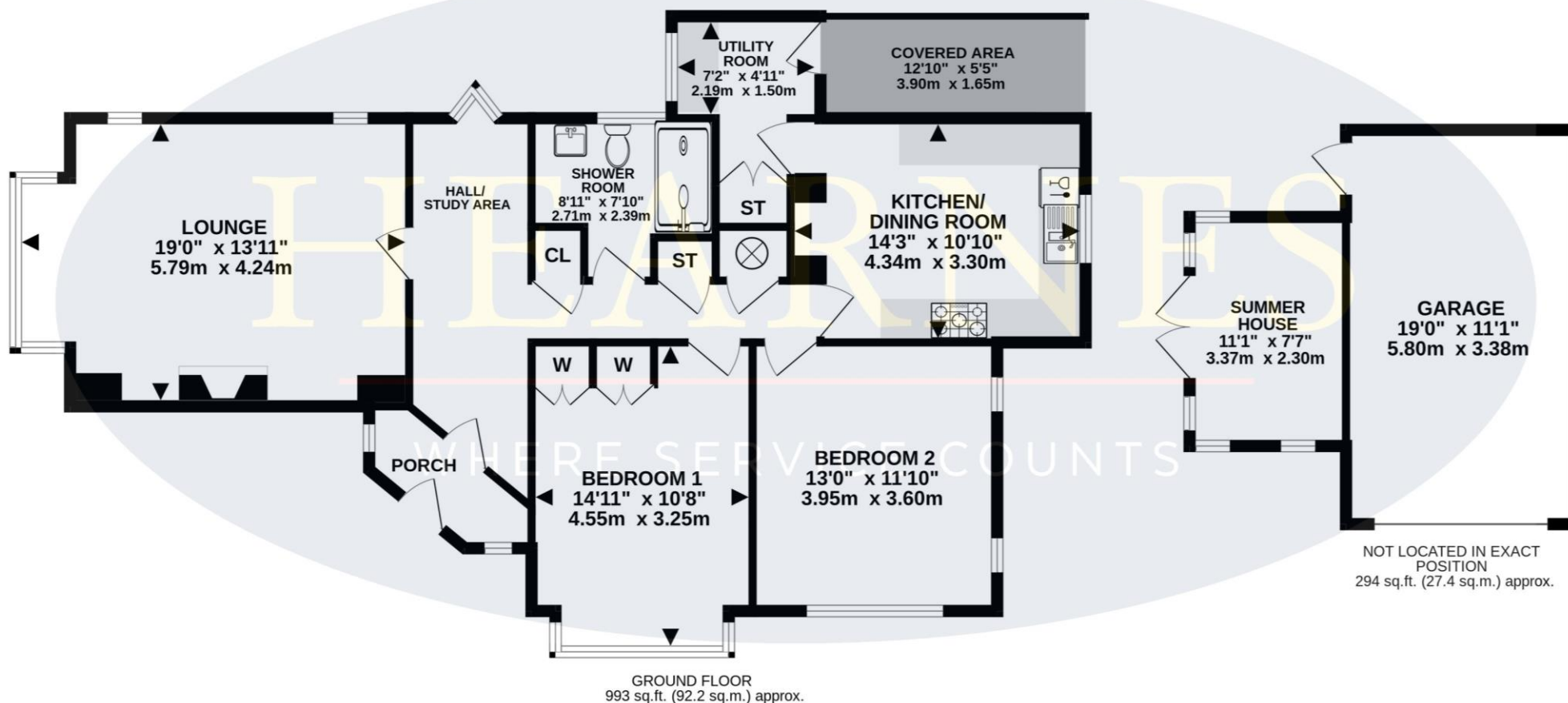




TOTAL FLOOR AREA : 1287 sq.ft. (119.6 sq.m.) approx.

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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## Outside

Externally the gardens are immaculately maintained with sections of patio, timber summerhouse, detached garage and workshop with car port and driveway parking.

The property is conveniently located between West Parley with its collection of local shops, Kinson high street, regular bus routes and wonderful walks along the River Stour.





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