

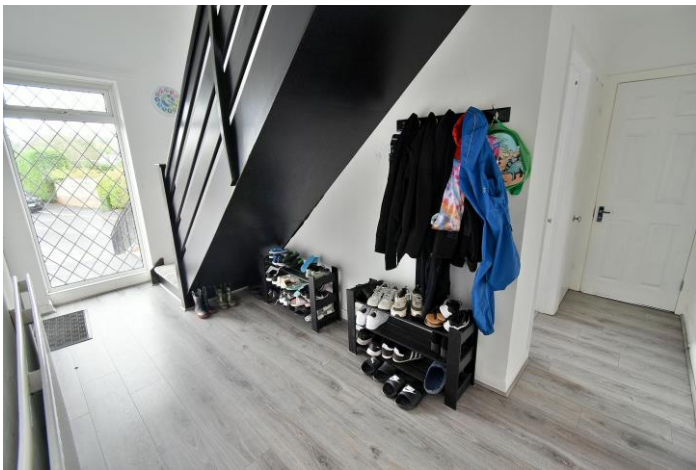
# Stephen Langton Drive

Bearwood, Bournemouth, Dorset BH11 9PF



**HEARNES**

WHERE SERVICE COUNTS



***“A deceptively spacious family home with a 70ft secluded and landscaped garden in a cul-de-sac location”***

**FREEHOLD GUIDE PRICE £475,000**

This generous sized and conveniently located four/five double bedroom, two reception room, one bathroom, two shower room detached family home has a double glazed conservatory overlooking a 70ft secluded and landscaped rear garden with a front double driveway providing generous off road parking and an integral garage whilst tucked away in a popular cul-de-sac location.

This light, spacious and versatile family home enjoys an elevated position on a good sized secluded plot with a generous size landscaped rear garden. A recently resurfaced front driveway provides generous off road parking with a second driveway in turn leading up to an integral garage which is currently used as a storage room/gym.

- **Four/five double bedroom detached family home occupying a good sized and secluded corner plot**

**Ground floor:**

- Spacious **entrance hall**
- 22ft Dual aspect **lounge** with open fireplace, double glazed window overlooking the front garden and double glazed sliding patio doors leading out into the landscaped rear garden
- **Dining room** with breakfast bar opening through into the kitchen and sliding patio doors leading through into the conservatory
- The **kitchen** incorporates ample roll top worksurfaces with a good range of base and wall units, recess and plumbing for dishwasher and washing machine and space for condensing tumble dryer, recess for cooker with extractor canopy above, recess for fridge/freezer and double glazed window overlooking the rear garden
- **Conservatory** is currently used as a dining room is fully double glazed, has a radiator allowing this room to be used all year round and double glazed French doors leading out onto the patio area
- **Additional ground floor reception room** which is currently used as a double bedroom
- **Wet room** incorporating a walk-in shower area, pedestal wash hand basin, WC, fully tiled walls

**First floor:**

- **Bedroom one** is a generous size double bedroom benefitting from floor to ceiling wardrobes with mirrored sliding doors
- **Bedroom two** is also a generous size double bedroom
- **En-suite shower room** incorporating a corner shower cubicle, wall mounted wash hand basin
- **Bedrooms three and four** are both double bedrooms
- **Family bathroom** finished in a white suite incorporating a corner bath with mixer taps and shower hose, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring

**COUNCIL TAX BAND: E**

**EPC RATING: D**

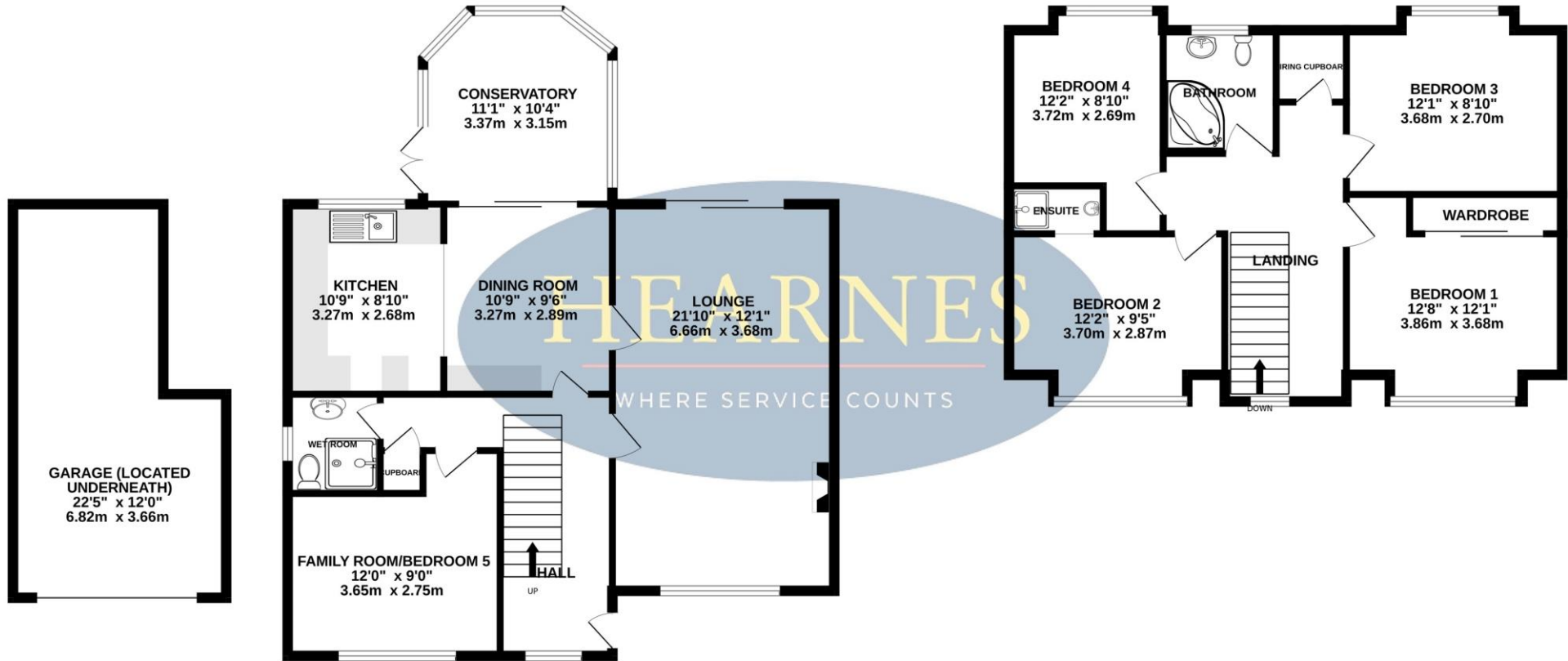




GROUND FLOOR  
1074 sq.ft. (99.8 sq.m.) approx.



1ST FLOOR  
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1727 sq.ft. (160.4 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** is a superb feature of the property as it has been recently landscaped, offers an excellent degree of seclusion and measures approximately 70ft in width x 35ft in depth
- Adjoining the rear of the property there is a **large Indian sandstone paved patio** with a side path leading down to a side gate. The remainder of the garden is predominantly laid to lawn which is immaculately kept. The garden itself is fully enclosed. Also within the garden there is a **timber storage shed** with its own electrical power supply with separate fuse board, outside tap and double electrical point
- A recently resurfaced **front driveway** provides generous off road parking. There is a second driveway providing additional off road parking which, in turn, leads up to an integral single garage
- **Integral single garage** has a metal up and over door. This is currently being used as a gym. The rear portion of the garage is being used for storage
- **Further benefits include;** double glazing, UPVC fascias & soffits and a gas fired heating system

There is a small selection of amenities within Bearwood. Ferndown's town centre is located approximately 3.5 miles away. Bournemouth town centre offers an array of shops, restaurants and leisure facilities. Bournemouth is located approximately 7.5 miles away.



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