



HEARNES

WHERE SERVICE COUNTS

**Bear Cross Avenue, Bear Cross
Bournemouth, Dorset BH11 9NX**

FREEHOLD PRICE

£375,000

“An immaculately presented link-detached bungalow occupying a good size corner plot with garage and car port”

This conveniently located and immaculately presented three bedroom link-detached bungalow has a good size and enclosed rear garden, resurfaced front driveway providing generous off road parking, single garage and car port.

The property has been owned by the current owners since it was originally constructed in the 1960's. Over the years the property has been improved and extremely well maintained. The property also now comes to the market offered with no onward chain.

- **A three bedroom link-detached bungalow with car port, garage and no chain**
- **Spacious entrance hall** with sliding patio doors leading out onto a private courtyard garden
- **Cloakroom** finished in a white suite
- Generous sized and triple aspect **lounge/dining room** with a floor to ceiling picture window offering a pleasant outlook over the front garden, ample space for dining table and chairs and an exposed stone fireplace in the lounge area creating an attractive focal point
- **Kitchen** incorporating roll top worksurfaces, a good range of base and wall units, integrated oven, hob and extractor, integrated dishwasher, recess and plumbing for washing machine, fridge/freezer and microwave and double glazed window to the side aspect
- **Bedroom one** is a generous size double bedroom benefitting from an excellent range of bedroom furniture to include wardrobes, bedside cabinets, cupboards over the bed recess and drawer storage with a double glazed floor to ceiling window and door offering a view and access out into the rear garden
- **Bedroom two** is also a generous size double bedroom enjoying a view over the rear garden
- **Bedroom three** is a large single bedroom with double glazed window to the front aspect
- **Shower room** refitted in a modern white suite incorporating a good size walk-in shower area with raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath
- **The rear garden** is fully enclosed, measures approximately 45ft x 35ft. Adjoining the rear of the property there is a paved patio with electrically operated roll out sun canopy. The remainder of the garden is predominantly laid to lawn. Also within the garden there is a greenhouse and steps lead down to a timber storage shed
- A recently resurfaced **front driveway** provides generous off road parking and in turn leads up to a car port and single garage
- There is a good size area of well kept **front garden**
- **Single garage** has metal up and over door, light and power, wall mounted gas fired boiler and a rear personnel door
- **Further benefits include;** double glazing, a gas fired heating system and the property now comes to the market offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 3 miles away. Bournemouth with its array of shops, restaurants and leisure facilities is located approximately 6 miles away.

COUNCIL TAX BAND: D

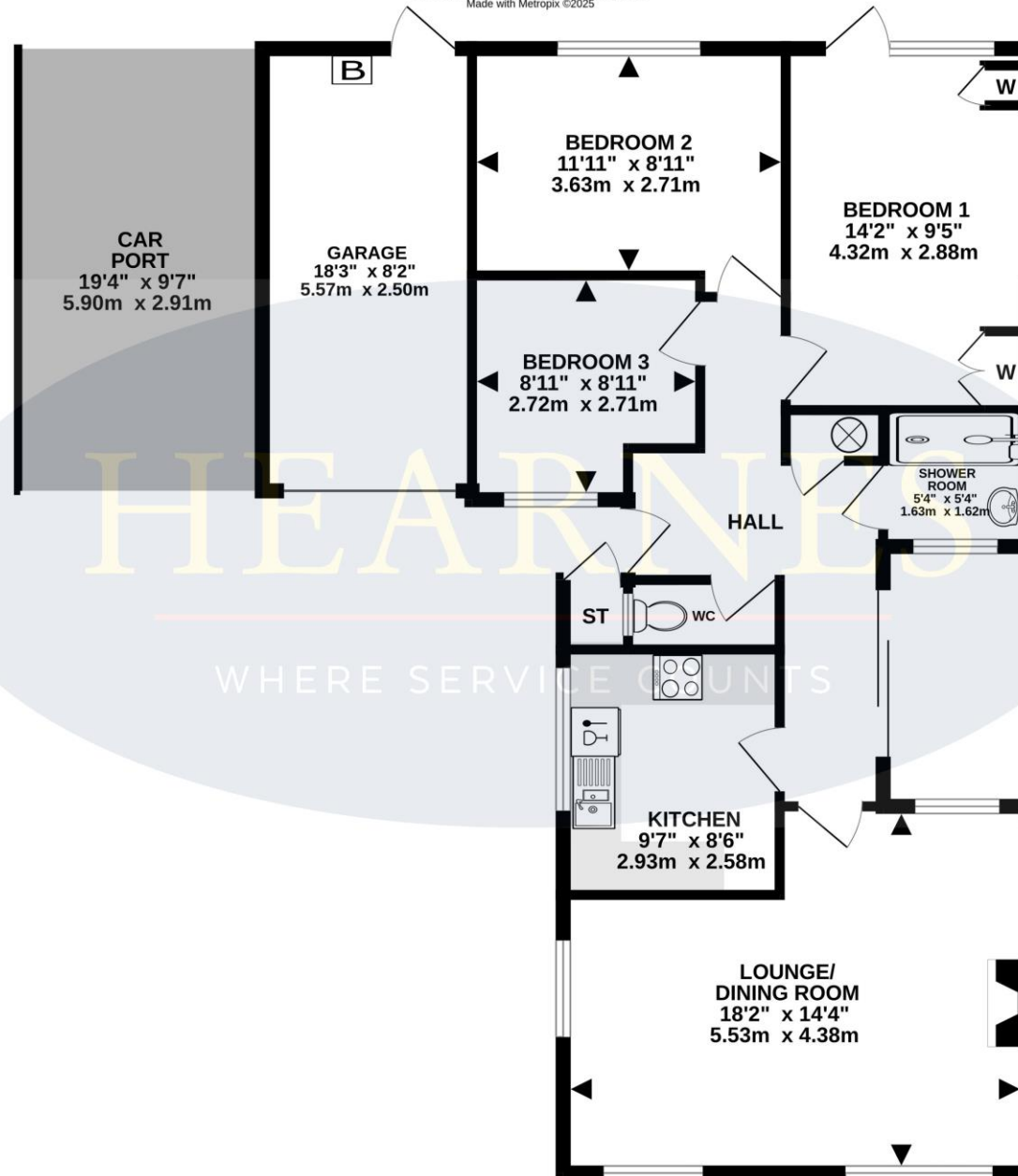
EPC RATE: D

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TOTAL FLOOR AREA : 935 sq.ft. (86.8 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

