



**Anstey Road, Bear Cross  
Dorset, BH11 9HE**

# FREEHOLD PRICE

## £340,000

***“Attractive 3/4 bedroom semi-detached family house occupying a corner plot close to local schools, regular buses and Kinson high street”***

This traditional 1950's semi-detached home provides versatile well-proportioned living space in a particularly convenient location less than ½ a mile from local Primary schools, shops on Kinson high street and regular bus routes to Bournemouth, Poole and Wimborne.

The well-presented accommodation comprises three first floor double bedrooms served by a family bathroom and an additional shower cubicle/room, a spacious 20ft x 12ft living/dining room with sliding doors to a conservatory overlooking the rear garden and a modern fitted kitchen with larder cupboard and rear aspect views.

Other benefits include a ground floor wc, external covered lobby with doors to large storage spaces, block paved driveway providing parking for two vehicles, gas central heating, double glazing and a wonderful private rear garden.

### Ground Floor:

- **Entrance hall**
- **Lounge/dining room** with wood laminate flooring, wooden mantle, inset gas fire, window to the front and sliding double glazed doors out to the conservatory
- **Kitchen** comprising a range of base and wall mounted units, worktops, sink unit, window overlooking the rear garden, space and plumbing for a dishwasher, fridge/freezer, integrated oven and grill, inset gas hob and a door to the side access
- **Conservatory** with door opening out to the rear garden
- **Cloakroom**
- **Reception room two/Bedroom four** which is a flexible multi use room with a window to the front aspect

### First Floor:

- From the landing there is an immediate door into a **walk-in shower cubicle** set into a recess
- **Bedroom one** with a window to the front aspect
- **Bedroom two** with a window to the front aspect and two built in cupboards
- **Bedroom three** with a window to the rear aspect
- **Bathroom** finished in a modern white suite comprising; panelled bath with shower screen, wash hand basin, wc, fully tiled walls and flooring

### Outside:

- The **front garden** has an array of well-tended shrub and flower borders with mature hedging, ornamental patio and gate to the side store and garden
- A block paved driveway provides **parking for two vehicles**
- The **rear garden** provides a private aspect with level lawn, paved patios and shrub borders enclosed by concrete panelling and close board timber fencing.

The property is situated approximately 200 metres from the local shopping parade on Anchor Road which includes a Tesco Express, Launderette, Pharmacy and Fish and Chip shop

**COUNCIL TAX BAND: C**

**EPC RATING: C**

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TOTAL FLOOR AREA : 1280 sq.ft. (118.9 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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