

# Eleanor Drive

Bournemouth BH11 9PB



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# ***“Tucked away in a cul-de-sac location with a tandem double length garage and 45ft secluded rear garden”***

**FREEHOLD GUIDE PRICE £500,000**

This immaculately presented and generous sized four double bedroom, one bathroom, one shower room, two reception room, detached family home has a tandem double length garage and driveway providing generous off-road parking.

This light and exceptionally spacious family home enjoys a cul-de-sac location whilst occupying a good sized secluded plot, with a 45ft garden. The tandem garage is also a particular feature as it has the potential to be converted subject to the necessary planning consents.

- **A deceptively spacious four double bedroom detached family home with a tandem garage and 45ft secluded garden.**

## **Ground Floor**

- **Entrance porch**
- **Entrance hall**
- **Ground floor cloakroom/shower room** finished in a stylish white suite incorporating a good-sized corner shower cubicle, WC, wash hand basin with vanity storage beneath
- **17ft light and spacious lounge** with stripped wooden floorboards, an open fireplace with granite hearth and stone surround creating an attractive focal point in the room
- **Kitchen/breakfast room** incorporating ample roll top worksurfaces which continue round to form a breakfast bar, a good range of base and wall units, recess for range cooker with extractor canopy above, integrated dishwasher, space for fridge freezer, wall mounted gas fired Worcester boiler, doubled glazed window overlooking the rear garden, an internal door leading through into the tandem garage
- **Separate dining/family room** which has a useful and good sized understairs storage cupboard, stripped wooden floorboards and sliding patio doors leading out into the rear garden

## **First Floor**

- **Good sized landing**
- **Bedroom one** is a generous sized 14ft x 13ft L shaped bedroom enjoying a dual aspect with fitted double wardrobes and double glazed door offers views over the secluded rear garden
- **Bedroom two** is also a generous sized double bedroom benefitting from an excellent range of fitted bedroom furniture, to include wardrobes, cupboards and bedside cabinets
- **Bedroom three** is also a generous sized double bedroom with fitted double wardrobe
- **Bedroom four** is a double bedroom currently being used as an office with a fitted single wardrobe
- **Spacious family bathroom** finished in a white suite incorporating a panelled bath, mixer tap and shower attachment, pedestal wash hand basin, WC, partly tiled walls

**COUNCIL TAX BAND: E**

**EPC RATING: D**





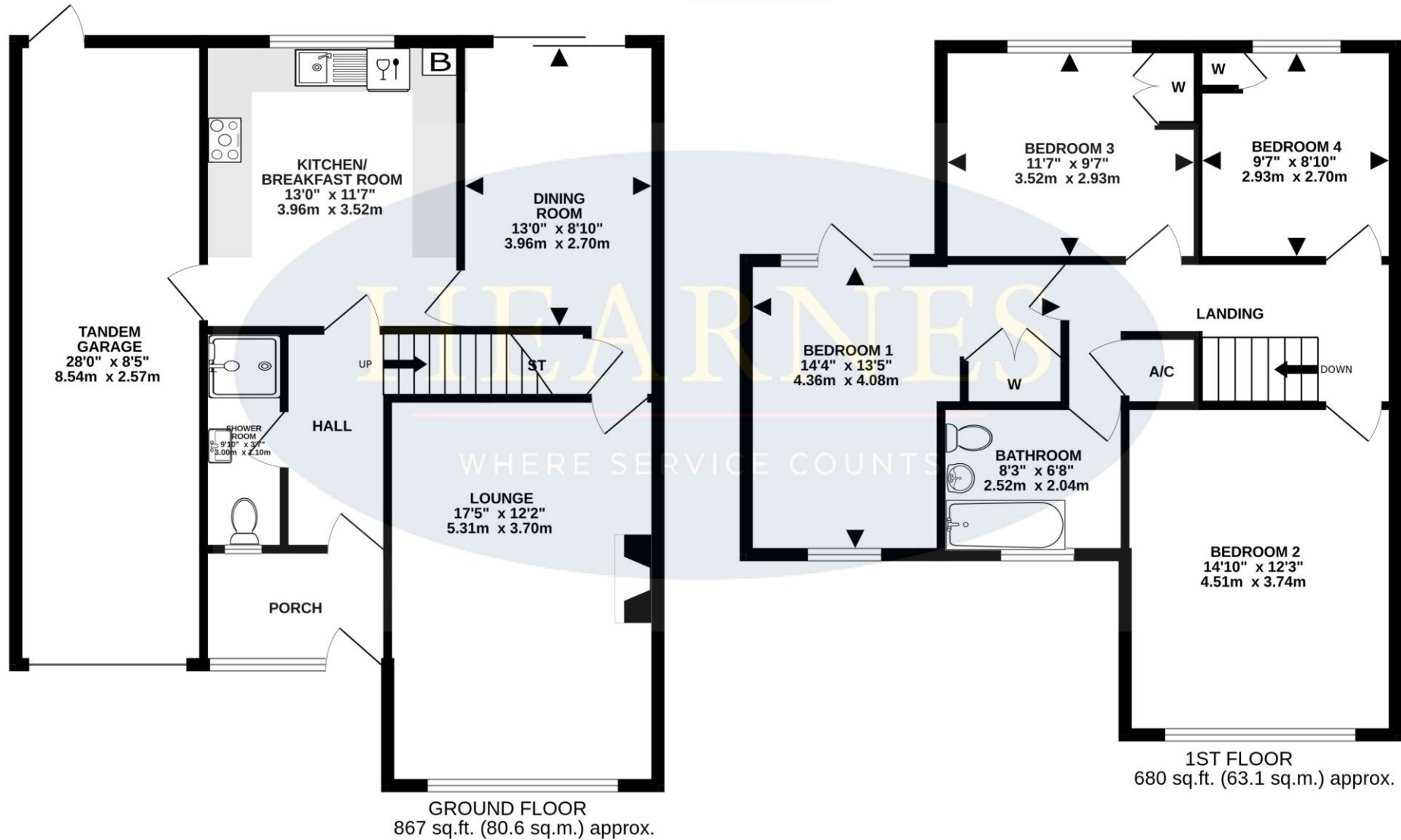




TOTAL FLOOR AREA : 1547 sq.ft. (143.7 sq.m.) approx.

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 measures 45ft x 35ft, is fully enclosed and offers an excellent degree of seclusion
- Adjoining the rear of the property, there is a paved patio with a side path leading down to a side gate
- Adjoining the patio there is an area of **well kept lawn** and at the far end of the garden, there is a further area of patio, **gravelled seating area** and a **summer house**
- A **front driveway** provides generous off-road parking and in turn leads up to a tandem double length garage
- **Tandem double length garage** has a metal up and over door, internal door leading through into the kitchen/breakfast room, space and plumbing for washing machine, light and power and a rear personal door leading out into the rear garden

Further benefits include double glazing and a gas fired heating system

Bournemouth town centre is located approximately 5 miles away. Bournemouth offers an array of shops, restaurants miles of sandy bathing beaches  
 Ferndown's town centre is located approximately 4 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities





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