

Headswell Crescent

Bournemouth, BH10 6LF



HEARNES

WHERE SERVICE COUNTS



“Vendor suited! A stunning modernised bungalow with a 52’ detached workshop/garage and a 112’ private west facing and secluded garden”

FREEHOLD PRICE £585,000

This highly impressive detached bungalow has been thoughtfully modernised by the present owner to provide three double bedrooms served by luxury en suites and a family bathroom, a well proportioned living room with bi-fold doors, log burner, a bespoke modern fitted kitchen, Aga range cooker and versatile dining space. Other benefits include upgraded hi gain water tank and boiler, dual fuel radiators in the bathroom and bedroom one ensuite from a modern central heating system controlled by Hive air conditioning units, re plumbing and wiring , double glazing and a water softener.

A particular feature of this property is the recently constructed detached garage/workshop currently used as an impressive high spec vehicle workshop with electric roller door, alarm, heating, hot water and hand drier. (A 3 tonne vehicle hoist is available by separate negotiation).

Vendors notes: ‘Oakcroft’ is a beautiful bungalow set on a large, private plot and was built to a very high standard by the original builder, who lived there with his wife from its construction in 1974 until we purchased it in 2022. We have renovated and modernized it to the same high standard, with the intention of it being our forever home, however, our family circumstances have changed. We have been very happy living in such a beautiful, quiet home and know that the new owners will feel the same.

- Convenient covered **entrance porch** with step up to UPVC double glazed French door with windows to both sides giving access to the entrance hall
- Spacious **entrance hallway** with engineered parquet effect Karndean wood flooring throughout, hatch to loft space with pull down ladder
- Superbly presented open plan **kitchen/dining room** comprising comprehensive range of base and wall mounted units with adjoining wooden worktop surfaces, integrated inset Butler sink with chrome Victorian style mixer taps and double glazed window above providing a delightful outlook over the rear garden, double glazed door to the patio, Aga style cooker (recently converted to electrokit) with tiled splashbacks and wooden display plinth above, space, power and plumbing for dishwasher, washing machine and drier, ample space for a tall standing American style fridge freezer, high specification Karndean woodblock flooring throughout complimenting the features in the room with a double glazed window to the side in the dining area
- Well proportioned **lounge** with neutral tones of décor with double glazed bi-fold doors giving access to and overlooking the patio and rear garden, centrally positioned fireplace with solid woodblock mantle and stone hearth, inset solid fuel wood burner, wall mounted air conditioning unit
- **Bedroom one** has a double glazed window to the front aspect, wall mounted air conditioning unit, solid oak door leading to the en suite shower room
- **En suite shower room** with a stylish and contemporary suite comprising dual width walk-in shower cubicle with glazed screen and hand held shower and rainfall shower unit, modern vanity unit with floating circular ceramic sink with mixer tap, integrated WC, tiled splashbacks, ladder style heated towel rail, opaque double glazed window to the side aspect
- **Bedroom two** has a double glazed window to the front aspect, solid oak door leading to the en suite shower room
- **En suite shower room** with a matching contemporary suite comprising single recessed shower cubicle with handheld shower and overhead rainfall unit, vanity unit with offset Monobloc sink unit, integrated WC, extractor fan and wall mounted heated towel rail
- **Bedroom three** has a double glazed window to the side aspect
- **Family bathroom** comprising stylish panelled bath with inset central mixer taps, wall mounted shower unit with handheld shower and overhead rainfall unit, glazed screen, contemporary vanity unit with floating ceramic circular sink unit with mixer taps, integrated WC, tiled splashbacks, opaque double glazed window to the side aspect, heated ladder style radiator

COUNCIL TAX BAND: E

EPC RATING: D







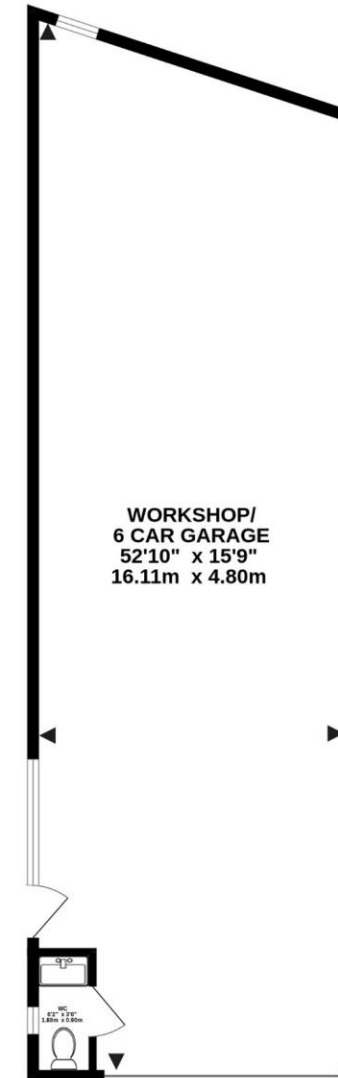
TOTAL FLOOR AREA : 1889 sq.ft. (175.5 sq.m.) approx.

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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GROUND FLOOR
1097 sq.ft. (102.0 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
791 sq.ft. (73.5 sq.m.) approx.

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





Outside

- The **rear garden** measures 112' x 40', is superbly landscaped and faces a westerly aspect providing excellent privacy in various sections including a paved patio area with raised borders, a pergola leads to a lawned area housing a new greenhouse (by the Greenhouse Company) with level lawn to the rear boundary enclosed entirely by timber fencing
- A sweeping 90' tarmac **driveway** provides parking for several vehicles including a motorhome to the garage with gated garden access and a delightful landscaped frontage with well tended borders
- The exceptional detached **garage/workshop** has been recently constructed with electric door, heating, hot water, drier, radiator, ample power points and side door. This would suit a serious vehicle maintenance enthusiast



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