

Francis Avenue

Bournemouth, Dorset BH11 8NX



HEARNES

WHERE SERVICE COUNTS



“Superbly appointed detached modern family home, three double bedrooms, two luxury bathrooms, bespoke kitchen, garage and private garden”

FREEHOLD GUIDE PRICE £450,000

This unique modern detached family home provides versatile living area over two floors to include three double bedrooms, two of which are served by a luxurious family bathroom on the first floor and a further ground floor bedroom a stylish en-suite shower room, a spacious lounge/dining room, adjacent double glazed conservatory and wonderful open plan bespoke kitchen/breakfast room with Travertine tiled floor and space for dining table ideal for families.

Other benefits include a secure courtyard entrance with front door to a welcoming hallway thoughtfully decorated with attractive panelling and stairs to the first floor, gas central heating, double glazing, flexible space on the landing for a small study area, driveway access to a single garage with parking for two cars and a superb low maintenance landscaped garden with sections of patio and a delightful covered pergola ideal for entertaining.

Ground floor:

- The property is **accessed through a secure door** to a courtyard garden, which, in turn provides access to the front door
- **Secure double glazed UPVC front door** with window to the side, Travertine tiled floor continuing through to the kitchen. Stylish tones of décor with wood panelling, stairs to first floor and solid oak interior doors
- **Kitchen/breakfast room** recently fitted with comprehensive range of base and wall mounted units and wood effect worktops, integrated oven, gas hob and extractor above, mosaic tiled splashbacks, floor to ceiling storage and larder cupboards, ceramic sink unit with mixer taps and double glazed window above overlooking the garden, Travertine tiled flooring throughout with space for large, family sized dining table and further double glazed window, integrated and concealed dishwasher and washing machine and unique Victoriana style feature radiator
- **Lounge/dining room** is a spacious, dual aspect room with double glazed window to the front and side and further double glazed French doors giving access to the conservatory/day room
- **Conservatory/day room** has triple aspect double glazed windows and doors giving immediate access to and overlooking the superb landscaped garden with pitched, glazed roof and tiled flooring
- **Ground floor bedroom three** with double glazed window to the side aspect and sliding door to the adjacent en-suite shower room
- **En-suite shower room** is fitted in a stylish contemporary style with walk in dual width shower, feature splashbacks, wall mounted shower unit with separate shower and overhead rainfall shower head and large, glazed partition screen, mosaic tiled flooring, vanity unit with monobloc basin and concealed WC, double glazed window to the side aspect

First floor:

- **Landing** with unique wall partial wood panelling and feature part gallery providing enough space beneath a velux window for a study and desk area
- **Bedroom one** has attractive décor throughout with wood laminate flooring and double glazed window to the front aspect and doors to eaves storage
- **Bedroom two** has a double glazed window to the front aspect, wood panelled flooring and eaves storage
- **Family bathroom** with attractive, modern refitted matching suite comprising panelled bath with separate wall mounted rainfall shower head, vanity unit with inset monobloc wash hand basin and mixer tap, concealed WC, double glazed window, contemporary tiled walls and wood effect flooring, heated towel rail

COUNCIL TAX BAND: D

EPC RATING: C

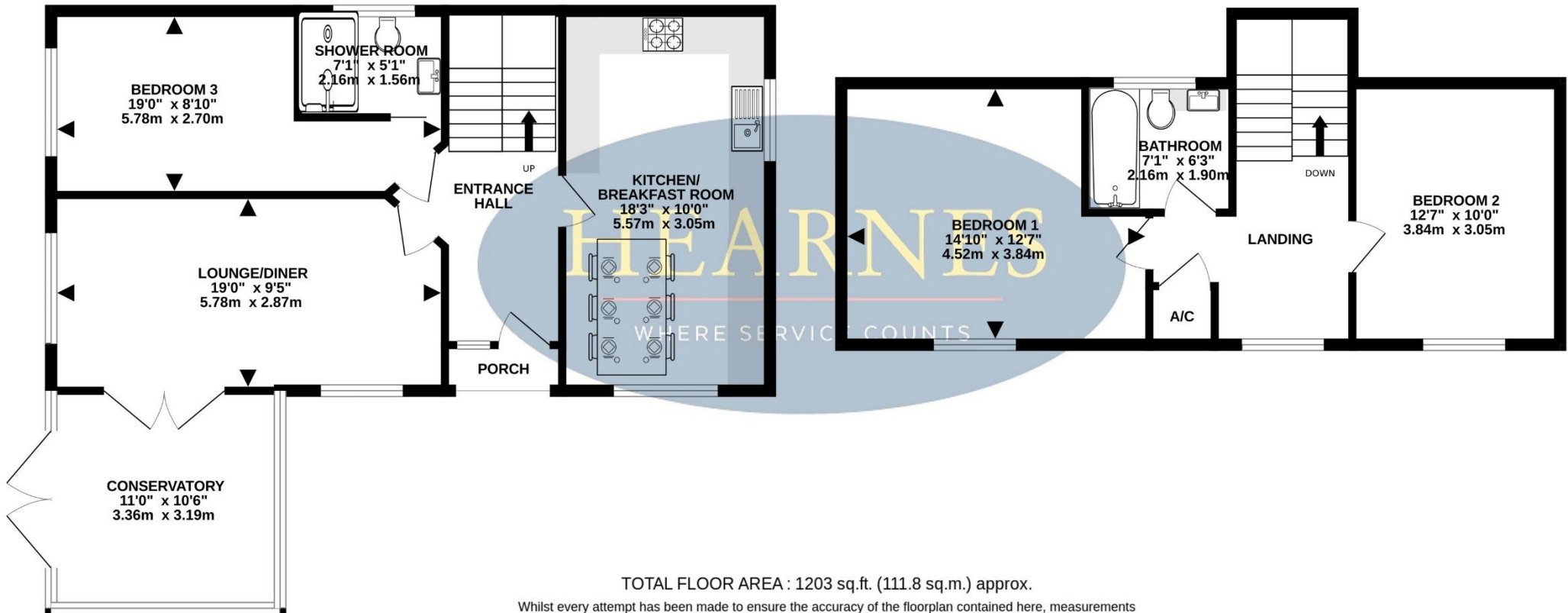




GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1203 sq.ft. (111.8 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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Outside

- The property can be accessed from Francis Avenue via a side gate to the garden from the driveway and garage
- **The garage** has an automated up and over door and loft space with ladder plus access from the garden.
- **The garden** is a particular feature providing secluded sections of patio with landscaped borders, wooden pergolas, level lawn and clever seating area whilst a pergola with mature vines and outside lighting provides a cosy evening retreat ideal for entertaining

The property is conveniently located between Poole and Bournemouth close to excellent commuter links and regular buses whilst only 200 yards from Knighton Heath Golf Club and extensive walks through the SSSI area of Canford Heath.



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