



Anchor Road
Bear Cross, Dorset, BH11 9HP

FREEHOLD PRICE

£375,000

“A modernised and extended bungalow with a 95’ private west facing rear garden”

This modernised and extended two double bedroom, one shower room, two reception room detached bungalow has a 95’ private west facing rear garden, detached single garage and driveway providing generous off road parking.

The current owners have carried out a number of improvements to the property and have managed to create a light, spacious and stylish bungalow which occupies a larger than average secluded plot.

- **Two double bedroom detached bungalow with a 95’ private west facing rear garden**
- Good sized **entrance porch**
- 10’ x 10’ L shaped **entrance hall** with loft access
- Generous sized **lounge** with a living flame contemporary electric fire with an attractive limestone surround creating a focal point of the room
- **Kitchen** has been beautifully finished with extensive quartz topped worktops, a good range of base and wall units with underlighting, an excellent range of Neff integrated appliances to include Neff induction hob, double oven, dishwasher and fridge, attractive tiled splashbacks, double glazed window to the side aspect and an opening through into the dining area
- 16’ Dual aspect **dining area** with a double glazed window overlooking the rear garden, opening through into the lounge and double glazed French doors leading out into the conservatory
- **Conservatory** is fully double glazed, enjoys glorious views over the private west facing rear garden and has double glazed French doors giving access
- **Bedroom one** is a good sized double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, drawer storage and shelves over the bed recess, double glazed window to the front aspect
- **Bedroom two** is also a good sized double bedroom benefitting from fitted wardrobes and a double glazed window to the front aspect
- **Shower room** has been re-fitted in a stylish white suite incorporating a corner shower cubicle, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls and flooring
- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, faces a westerly aspect and measures approximately 95’ in length
- Adjoining the rear of the property there is a large paved patio area, a side gate opens onto the side driveway and a side personal door into the detached garage
The remainder of the garden is predominantly laid to lawn. Within the garden there is a timber workshop/storage shed which has light and power. At the far end of the garden there is a vegetable plot, summerhouse and greenhouse
- A wooden five bar gate opens onto a side **driveway** which provides generous off road parking. There is a further set of double wooden gates which open to give vehicle access down to a detached single garage
- 21’ Detached single **garage** with a remote control metal up and over door, a utility area with sink unit, recess and plumbing for washing machine and space for tumble drier, a side personal door leading out into the garden and a rear door leading through into a storage room
- **Further benefits** include double glazing, UPVC fascias and soffits and a gas fired heating system

Bournemouth offers an array of shops, restaurants and leisure facilities. Bournemouth town centre is located approximately 5.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 3 miles away.

COUNCIL TAX BAND: C **EPC RATING: D**

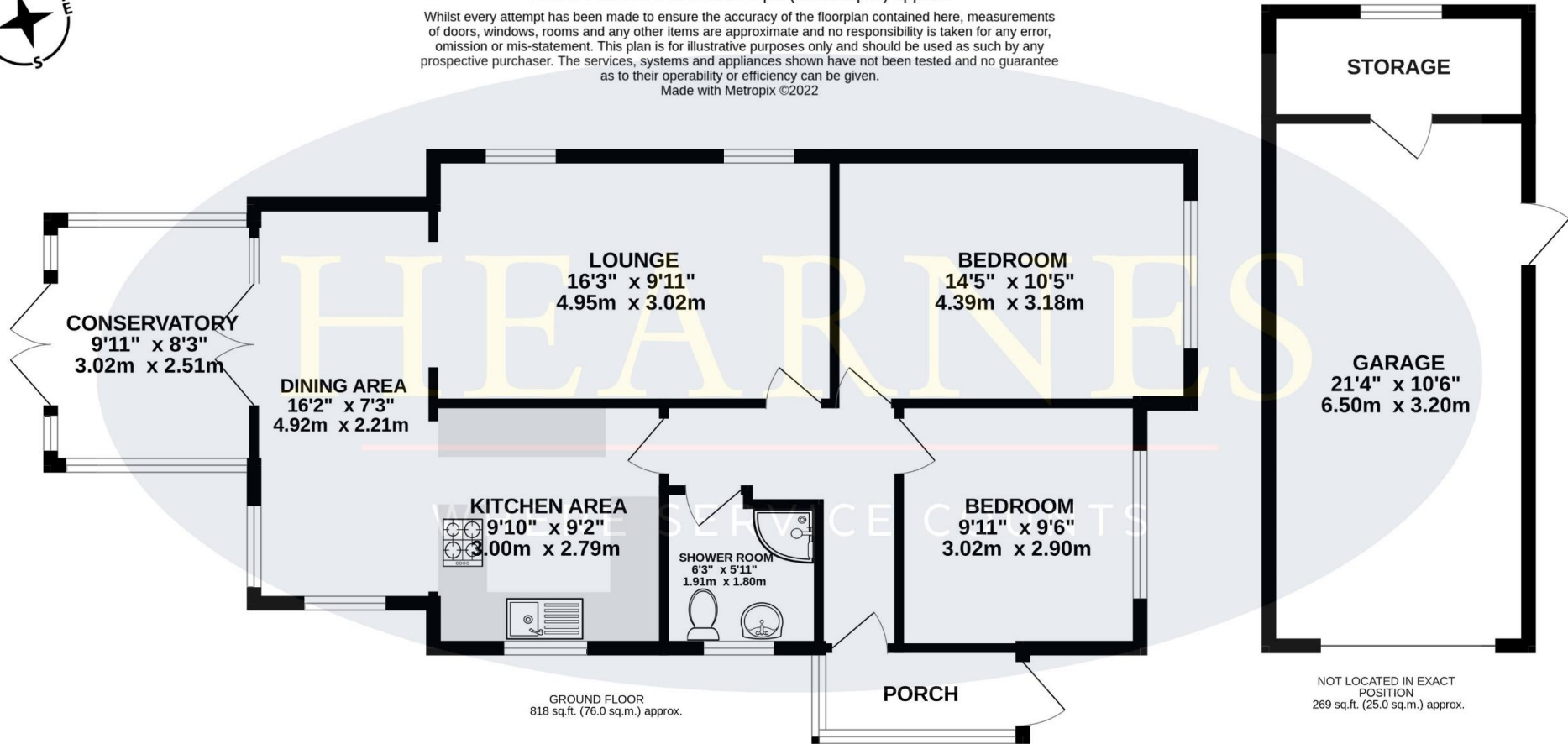
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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

