



**Plantagenet Crescent  
Bournemouth, BH11 9PL**



# FREEHOLD PRICE

## £350,000

This generous sized and well presented four bedroom end of terrace family home has a good sized, enclosed and secluded rear garden with generous off road parking, whilst situated in a popular and convenient location within Bearwood.

This property has been substantially enlarged to create spacious living and bedroom accommodation. The property could also be offered with no onward chain. An early viewing is strongly recommended to fully appreciate the property's overall size and peaceful location.

- **An extended four bedroom family home with a good sized enclosed garden**
- **Entrance porch**
- **Dining room** with useful storage/coat cupboard, spiral staircase rising to the first floor, an opening through into the **kitchen** and opening through into the **lounge**
- 18' light and spacious **dual aspect lounge** with window to the front aspect and French doors leading out into the rear garden
- 14' modern **kitchen area** incorporating roll top work surfaces, good range of base and wall units with underlighting, integrated oven, hob and extractor, space for American style fridge/freezer, recess and plumbing for a washing machine, integrated slimline dishwasher, window overlooking the rear garden and door giving access
- **First floor**
- **Bedroom one** is a generous sized 14' double bedroom
- **Bedroom two** is also a generous sized double bedroom
- **Bedrooms three and four** are single bedrooms
- **Family bathroom** is finished in a stylish white suite incorporating panel bath with mixer taps and shower attachment, wall mounted wash hand basin, WC, partly tiled walls
- The **rear garden** measures approximately 35' x 30' is fully enclosed and offers an excellent degree of seclusion. Adjoining the rear of the property and extending down one side of the garden, there is an L shaped decked seating area. Also, within the garden there are two useful sheds, at the far end of the garden, there is a paved area and a wood chipped play area. The remainder of the garden is predominantly laid to lawn.
- **A front parking area** provides generous off road parking

Further benefits include double glazing and a gas fire heating system

There are a small selection of amenities within Bearwood approximately, approximately half a mile away. Ferndown's town centre is located approximately 3.5 miles away and Bournemouth town centre is located approximately 5 miles away

COUNCIL TAX BAND: B

EPC RATING: C

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.

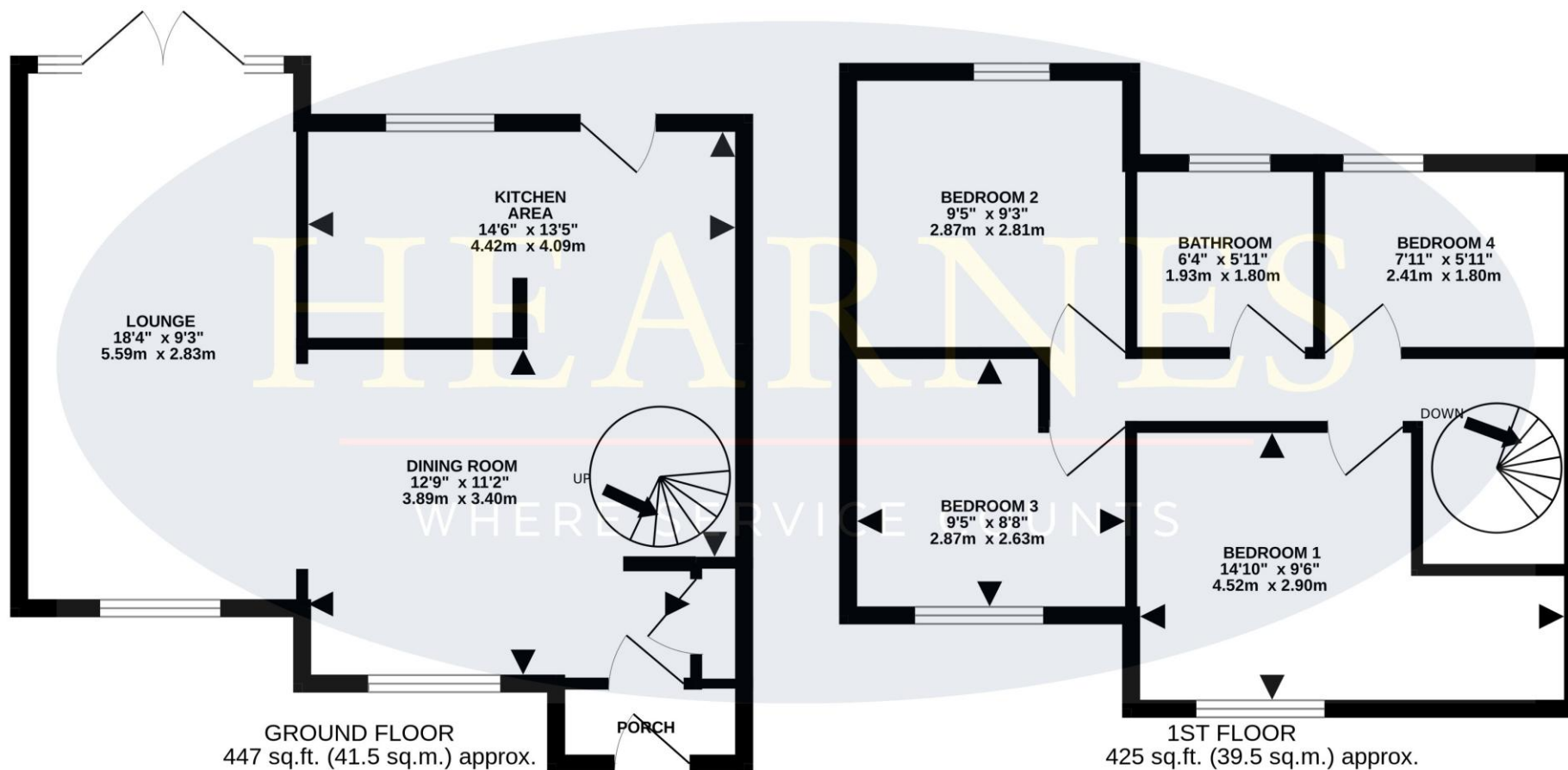
***“An extended and spacious family home with a good sized enclosed garden in a popular residential area”***



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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