



King Richard Drive,
Bearwood, Dorset, BH11 9UE

FREEHOLD GUIDE PRICE

£450,000

“Occupying a corner plot in a cul-de-sac location and offered with no chain”

This generous sized and conveniently located four bedroom, one bathroom, one shower room, three reception room detached family home has a double glazed conservatory overlooking an enclosed garden with a single garage and driveway.

The property does require some updating and is tucked away in a popular cul-de-sac location and now comes to the market offered with no onward chain.

- **Four bedroom detached family home offered with no onward chain**

- Spacious **entrance hall**
- Ground floor **cloakroom** with WC and wash hand basin
- **Kitchen** incorporating rolltop worksurfaces, base and wall units, integrated oven, hob and extractor, space for fridge freezer, double glazed window overlooking the rear garden
- **Utility area** with recess and plumbing for washing machine and dishwasher, double glazed door leading out into the rear garden
- Generous sized dual aspect **lounge**. An attractive focal point of the room is an open fireplace
- Separate **dining room** with understairs cupboard, double glazed door leading out into the conservatory
- The **conservatory** is fully double glazed, has a tiled floor and enjoys a pleasant outlook over the rear garden

First Floor

- **Bedroom one** is a generous sized double bedroom benefitting from fitted wardrobes
- **En-suite shower room** incorporating a corner shower cubicle, pedestal wash hand basin, WC
- **Bedrooms two and three** are both double bedrooms
- **Bedroom four** is a good sized single bedroom
- **Family bathroom** incorporating a panelled bath with mixer taps and shower hose, pedestal wash hand basin, WC, partly tiled walls

Outside

- The **rear garden** measures approximately 35' x 40' and is enclosed
- Adjoining the rear of the property there is a large paved patio. The remainder of the garden is predominantly laid to lawn. A side path leads round to a side gate
- A front **driveway** provides off road parking and in turn leads up to a single garage
- Single **garage** has a metal up and over door and a rear personal door
- Further benefits include double glazing, a gas fired heating system and the property is offered with no onward chain

There is a small selection of amenities in Bearwood approximately 500 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 4 miles away.

COUNCIL TAX BAND: E

EPC RATING: D

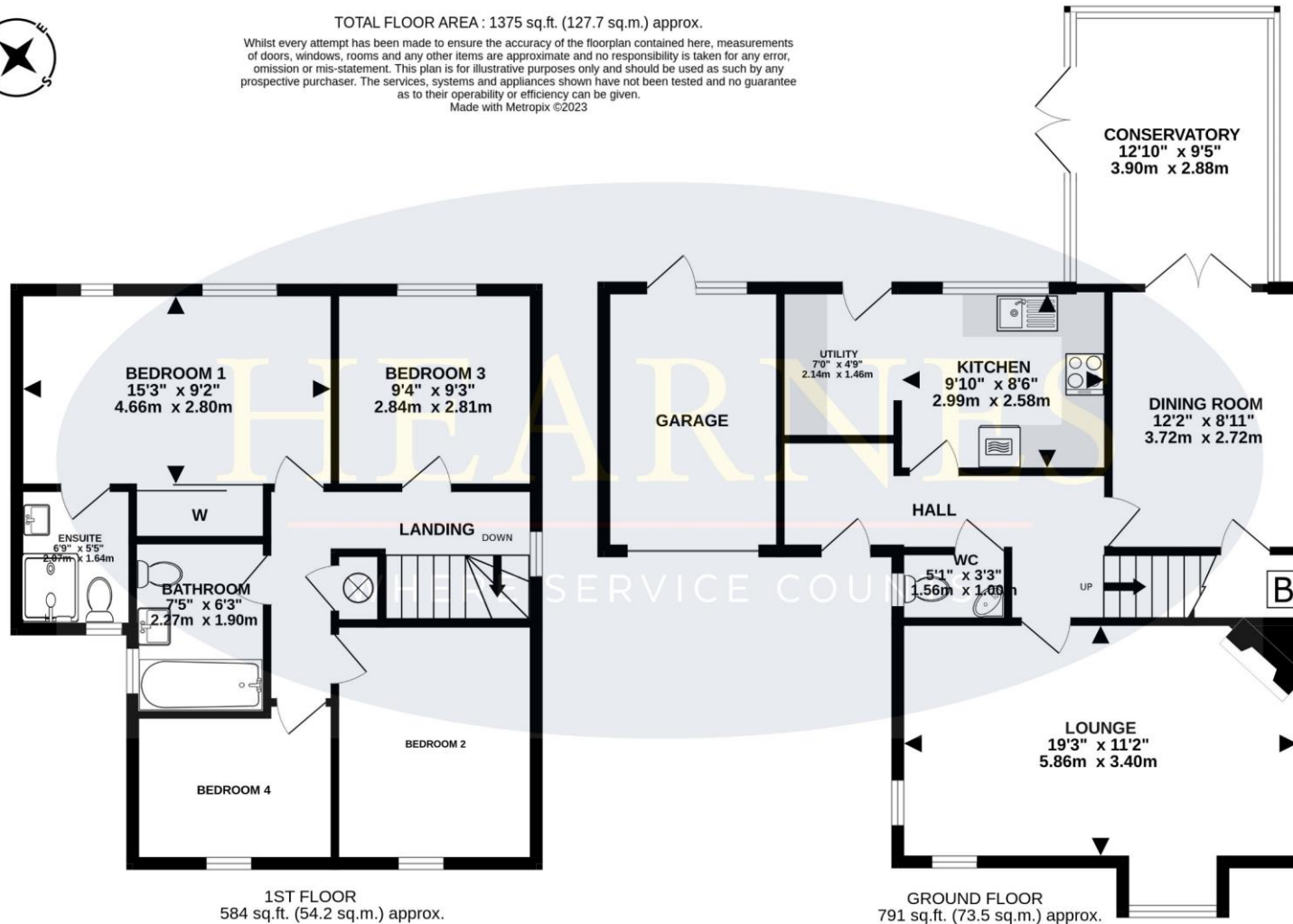
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1375 sq.ft. (127.7 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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