



HEARNES
WHERE SERVICE COUNTS

**Cedar Avenue
Bournemouth, Dorset, BH10 7EF**

FREEHOLD GUIDE PRICE

£435,000 - £450,000

“Stunning detached bungalow offered in exceptional condition both inside and out in a particularly sought after cul-de-sac”

This attractive traditional detached bungalow provides versatile accommodation within beautifully landscaped gardens set in a prime location between Kinson, Parley and Moordown within 350 yards of a local Tesco Express, regular bus routes and walks along the River Stour only a short distance.

The accommodation comprises two superb double bedrooms served by a stylish refitted bathroom with contemporary tiled walls, a wonderful kitchen/breakfast room with fitted traditional units and space for a dining table, a second reception room currently used as an occasional bedroom three with double doors to a dual aspect living room with double glazed patio doors leading out into the landscaped rear garden.

Other benefits include modern gas central heating, double glazing, low maintenance front garden with block paviour paths and driveway for off road parking continuing through timber gates to a private side driveway leading to the rear garden and a convenient detached garage/workshop. the rear garden is a lovely feature with a southerly aspect, paved patio and low maintenance borders and level lawn.

- **Entrance hall** with doors to airing cupboard
- **Kitchen/breakfast room** comprising a range of base and wall units with worktops, integrated and raised double oven and inset ceramic hob with extractor hood over, circular sink with double glazed window above and double glazed door giving access to the driveway, space for fridge/freezer, space for small table, space and plumbing for washing machine, glazed door to reception two/bedroom three
- **Living room** beautifully presented dual aspect room with double glazed window to the side aspect, double glazed patio doors giving access to and overlooking the rear garden, feature solid stone mantle with electric fire
- **Reception two/bedroom three** currently used as a bedroom but ideal as a dining room with double glazed window to the rear aspect and double door to the living room
- **Bedroom one** is a spacious, dual aspect room with double glazed window to the front and side aspects
- **Bedroom two** with double glazed bay window to the front aspect
- **Bathroom** refitted in a stylish suite comprising panelled bath with glazed screen, shower, low level WC, pedestal wash hand basin and two double glazed windows, contemporary tiled walls and wood effect flooring
- **Outside** has very well maintained front and rear gardens, a block paved path and driveway is enclosed by dwarf wall with well tended shrubs, timber gates giving access to the side driveway and the detached garage
- **The southerly aspect rear garden** has a paved patio, level lawn, mature shrub borders and a feature wooden pergola seating area

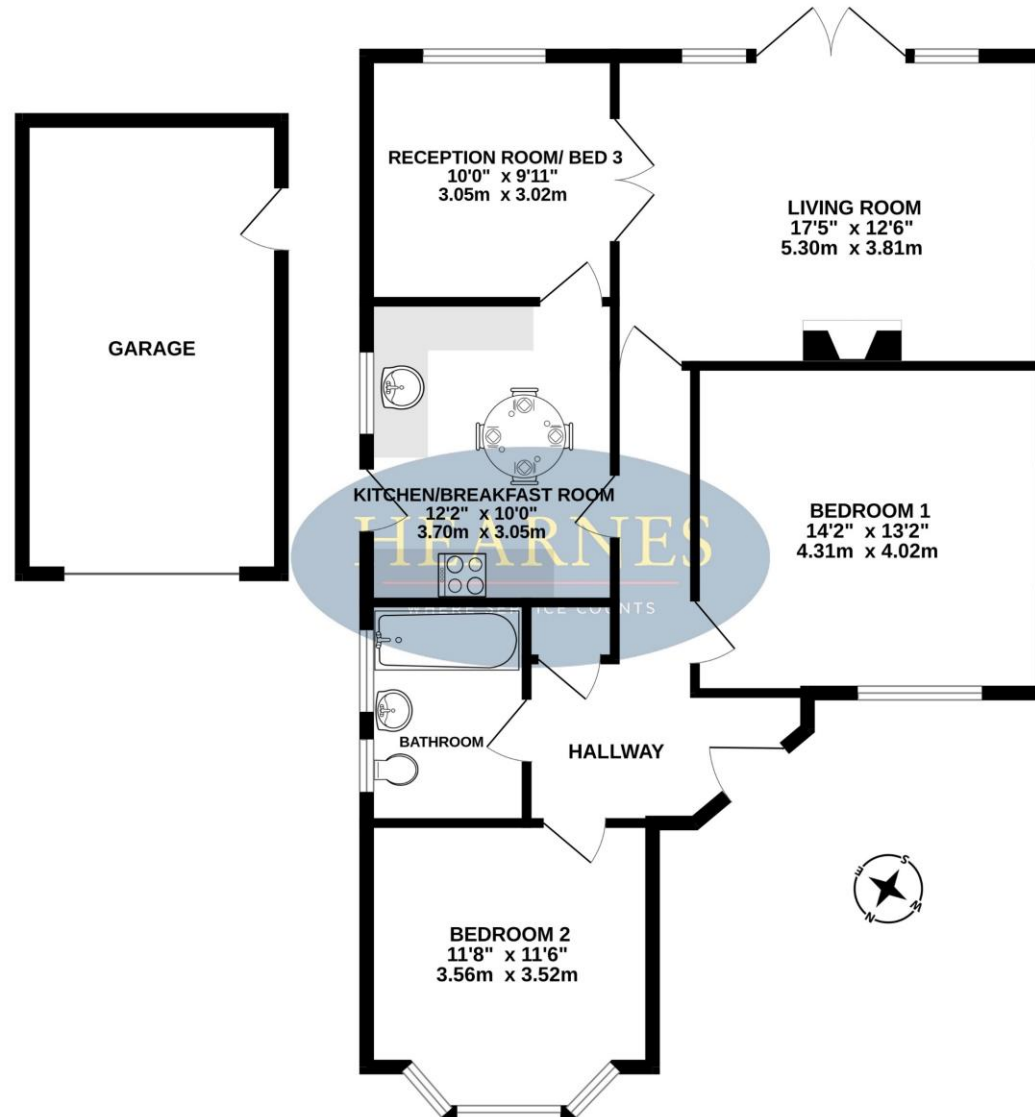
COUNCIL TAX BAND: D

EPC RATING: D

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



GROUND FLOOR
1099 sq.ft. (102.1 sq.m.) approx.



TOTAL FLOOR AREA: 1099 sq.ft. (102.1 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

