

# Magna Road

Bournemouth, BH11 9NB





***“A unique and extremely versatile 2,300sq ft family home with a one bedroom self-contained annexe, occupying a private plot approaching a third of an acre”***

**FREEHOLD PRICE £725,000**

This extended and immaculately presented four double bedroom, one bathroom, one shower room detached 1930's chalet bungalow with a one bedroom self-contained annexe, occupying a large secluded plot, which is approaching  $\frac{1}{3}$  acre.

This 2,300sq ft extremely light, spacious and versatile 1930's bungalow has been substantially enlarged to create a one bedroom self-contained annexe, which has its own private entrance. The plot is also a particular feature, as the rear garden measures approximately 160' in length whilst the front driveway provides generous off road parking for several vehicles.

- Large **entrance porch**
- **Entrance hall** with stairs rising to the first floor and coat cupboard
- 13' **lounge** with a bay window overlooking the front garden and a feature fireplace creating an attractive focal of the room
- 21' **kitchen/breakfast/dining room**
- The **kitchen/breakfast area** incorporates ample roll top work surfaces which continues around to form a breakfast bar, good range of base and wall units, integrated five ring gas hob with extractor canopy above, oven, grill, recess and plumbing for dishwasher and washing machine, space for fridge/freezer, cupboard housing wall mounted gas fired boiler, tiled floor and window overlooking the rear garden
- The **dining area** has ample space for a large dining table and chairs, a tiled floor and French doors leading out to the conservatory
- 12' **conservatory** with tiled floor and French doors leading out into the garden
- **Bedroom three** is a generous size double benefitting from a fitted wardrobe
- **Bedroom four** is also a generous size double bedroom
- **Family bathroom/shower room** finished in a stylish white suite incorporating a panel bath, separate shower cubicle, WC, pedestal wash hand basin, fully tiled walls
- **First floor**
- **First floor landing** with linen cupboard
- **Bedroom one** is an extremely spacious and dual aspect master bedroom, benefitting from fitted wardrobes and a door which gives access into a walk in loft storage space
- **En-suite shower room** finished in a stylish white suite incorporating a corner shower cubicle, chrome raindrop shower head with separate shower attachment, WC with concealed cistern, wall mounted wash hand basin, fully tiled walls
- **Bedroom two** is a large 20' double bedroom enjoying a dual aspect with fitted wardrobes and access into the eaves for useful storage
- **Annexe**
- The annexe has its own private entrance into a **large porch**
- Annexe **lounge/dining room**
- Annexe **double bedroom** with fitted wardrobes
- Annexe **shower room** finished in a stylish white suite incorporating a large shower area, pedestal wash hand basin, WC, fully tiled walls and flooring
- Annexe **kitchen** incorporating roll top work surfaces, base and wall units, integrated oven, recess for microwave, fridge/freezer, recess and plumbing for washing machine and space for tumble dryer, wall mounted gas fired boiler, window overlooking the rear garden, door leading out onto the patio area

**COUNCIL TAX BAND: E**

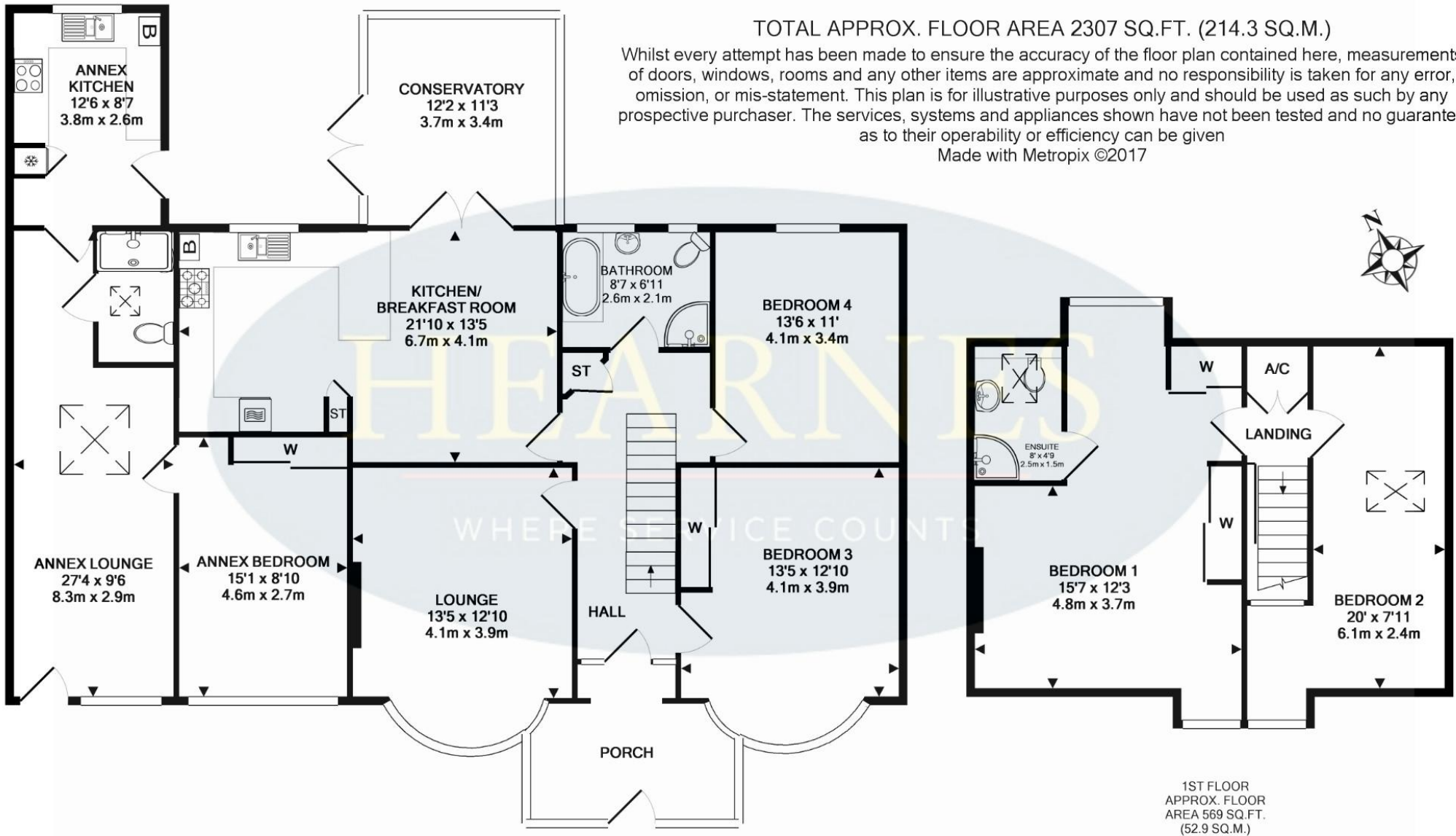
**EPC RATING: D**





TOTAL APPROX. FLOOR AREA 2307 SQ.FT. (214.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2017



GROUND FLOOR  
APPROX. FLOOR  
AREA 1738 SQ.FT.  
(161.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 569 SQ.FT.  
(52.9 SQ.M.)



Annexe own private entrance



Annexe Bedroom



Annexe kitchen



Annexe lounge/dining room



Annexe shower room



## Outside

The rear garden is a superb feature of the property as it measures approximately 160' x 60' and is fully enclosed by mature shrubs and fencing.

Adjacent to the rear of the property there is a large Indian Sandstone paved patio which continues down to join a large expanse of well-kept lawn. Halfway down the garden there is a brick-built outbuilding which is currently used as a garden store, whilst at the far end of the garden there is a greenhouse/potting shed. The garden itself must be seen to be fully appreciated. The front driveway provides generous off-road parking for several vehicles.

Further benefits include double glazing and two separate gas fired heating systems for the main house and the annexe.

Both the market town of Wimborne and Ferndown's town centre are located approximately 3½ miles away



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ  
Tel: 01202 890890 Email: ferndown@hearnes.com



[www.hearnes.com](http://www.hearnes.com) Offices also at:  
Bournemouth, Poole, Ringwood & Wimborne