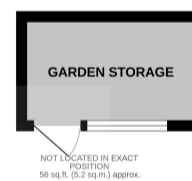




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1316 sq.ft. (122.3 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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## 1a Lea Way, Bournemouth, Dorset BH11 9NF

£550,000

### The Property

Brown and Kay are delighted to present this much loved family home, having been individually designed and built by a local builder 12 years ago, and now coming to the market for the first time! Situated in the sought after semi-rural area of Bearwood in a quiet cul-de-sac, with convenient access to Poole, Bournemouth and Ferndown whilst ideally located moments from the market town of Wimborne.

The home affords generous and well arranged accommodation in immaculate condition and benefits from a large lounge with feature fireplace, separate snug which could also be used as a fourth bedroom, large kitchen, conservatory and downstairs w.c. Whilst upstairs there are three good size bedrooms one of which with an en-suite shower room. Family bathroom and the landing area thoughtfully laid out as an office space! Further benefits include integral garage, garden room and driveway!

### ENTRANCE PORCH

Entrance into Living Room

### LIVING ROOM

14' 7" x 16' 10" (4.45m x 5.13m) Chimney Breast with feature fireplace and gas fire (could be converted to an open fire as there is a chimney), underfloor heating, dual aspect double glazed windows to front and side.

### KITCHEN

8' 0" x 16' 10" (2.44m x 5.13m) Well fitted kitchen with hand painted base and eye level units, central island / breakfast bar - perfect for casual dining with pop up 3 socket and USB charging station, granite worktops, 'Franke' enamel multi bowl sink with 'Franke' pull out spray tap, there is also an integrated Neff (self cleaning) oven, microwave and warming tray, Neff induction hob, extractor fan, Integrated Neff dishwasher, wine cooler, space for American fridge freezer with plumbing for a water dispenser, TV point and underfloor heating with individual room control, French doors out to decking.

### SNUG/BEDROOM FOUR

9' 08" x 9' 02" (2.95m x 2.79m) French doors leading out to the garden, double glazed window overlooking the rear. Underfloor heating with individual room control, T.V. point.

### CONSERVATORY

Part exposed brickwork feature walls, French doors leading out to decking area of garden, underfloor heating with individual room control.

### CLOAKROOM

4' 04" x 3' 10" (1.32m x 1.17m) Wash hand basin, w.c, floor to ceiling built in storage with gloss style cupboard doors incorporating the airing cupboard.

### FIRST FLOOR LANDING

Double glazed window to front aspect, built in cabinetry area ideal for home office.

### BEDROOM ONE

14' 08" x 11' 01" (4.47m x 3.38m) Double glazed window to the front with shutters, built in wardrobes and chest of drawers, T.V. point.

### EN-SUITE SHOWER ROOM

5' 09" x 9' 0" (1.75m x 2.74m) Double glazed window overlooking rear with fitted shutters, shower cubicle, w.c and floating vanity sink unit with mirrored cupboard above.

### BEDROOM TWO

10' 09" x 7' 04" (3.28m x 2.24m) Double glazed window overlooking the rear, fitted wardrobes.

### BEDROOM THREE

8' 01" x 9' 01" (2.46m x 2.77m) Double glazed window overlooking the rear. Fitted wardrobe.

### BATHROOM

7' 09" x 7' 04" (2.36m x 2.24m) Double glazed frosted window to front aspect, heated towel rail, large freestanding bath, vanity unit with sink and w.c.

### FRONT OF PROPERTY

The property is approached via a driveway which provides parking for two cars and gives way to the garage, area with planting.

### INTEGRAL GARAGE

8' 07" x 16' 07" (2.62m x 5.05m) Manual up and over door, Utility area with space for washing machine and tumble dryer. Fitted cupboards.

### REAR GARDEN

Hardwood decking and balustrade, steps leading down to paved areas - arranged with low maintenance in mind, sunny aspect.

### GARDEN ROOM/WORK ROOM

Fully insulated with electric heating and double glazed window overlooking the garden, ideal as a home office.

### COUNCIL TAX - BAND E