

# Lea Way

Bearwood, Bournemouth, Dorset BH11 9NF



**HEARNES**

WHERE SERVICE COUNTS



# ***“An impeccably presented and beautifully finished 1,300 sq ft modern family home with a private west facing rear garden”***

**FREEHOLD GUIDE PRICE £500,000**

This beautifully finished and immaculately presented three bedroom, one bathroom, one shower room, two reception room detached family home has a 11ft double glazed conservatory overlooking a private west facing rear garden with an integral single garage and driveway providing generous off road parking.

This extremely attractive and superbly appointed 1,300 sq ft family home was individually designed and built by a local builder circa 12 years ago. This is the first time that the property has come to the market since it was originally constructed. The property has been finished to an extremely high standard with some lovely finishing touches to include landscaped gardens, fitted bedroom furniture and underfloor heating continuing throughout the ground floor accommodation. The property also enjoys a popular semi-rural and convenient location within Bearwood.

- **1,300 sq ft Three bedroom detached family home with a private west facing rear garden**

## **Ground floor:**

- **Entrance porch** with door leading through into a 16ft dual aspect lounge
- **16ft Dual aspect lounge.** An attractive focal point of the room is a living flame coal effect gas fire with stone surround there is also the provision for a log burner to be installed
- **16ft Stunning open plan kitchen/breakfast room** which has been beautifully finished with extensive granite worktops and upstands with a central island unit also finished with granite which continues round to form a breakfast bar with an inset sink. There is an excellent range of integrated appliances to include Neff self cleaning oven, warming drawer, microwave, induction hob with extractor canopy above, wine fridge, slimline dishwasher and space for American style fridge/freezer, polished porcelain tiled floor continuing throughout with double glazed French doors leading out into the rear garden with a further set of double glazed French doors leading out into the conservatory
- **Dual aspect snug** enjoying a view of the rear garden. Double glazed French doors leading out into the rear garden
- **Spacious ground floor cloakroom** finished in a white suite with fitted storage cupboards, wash hand basin with vanity storage beneath, polished porcelain tiled floor
- **11ft Conservatory** with a polished porcelain tiled floor enjoying a pleasant outlook over the garden and a double glazed French door giving access

## **First floor:**

- **Landing** which is large enough to be used as a study area and benefits from a fitted desk and cupboard storage
- **Bedroom one** is a generous size double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, drawer storage and bedside cabinets
- **Spacious en-suite shower room** finished in a stylish white suite incorporating a good size corner shower cubicle, WC with concealed cistern, wall mounted wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a generous size double bedroom with fitted double wardrobes
- **Bedroom three** is a large single bedroom benefitting from fitted wardrobes
- **Family bathroom** finished in a stylish white suite incorporating a freestanding contemporary roll top bath with mixer taps, WC with concealed cistern, wash hand basin with vanity storage beneath, additional vanity storage, tiled floor and partly tiled walls

**COUNCIL TAX BAND: E**

**EPC RATING: D**





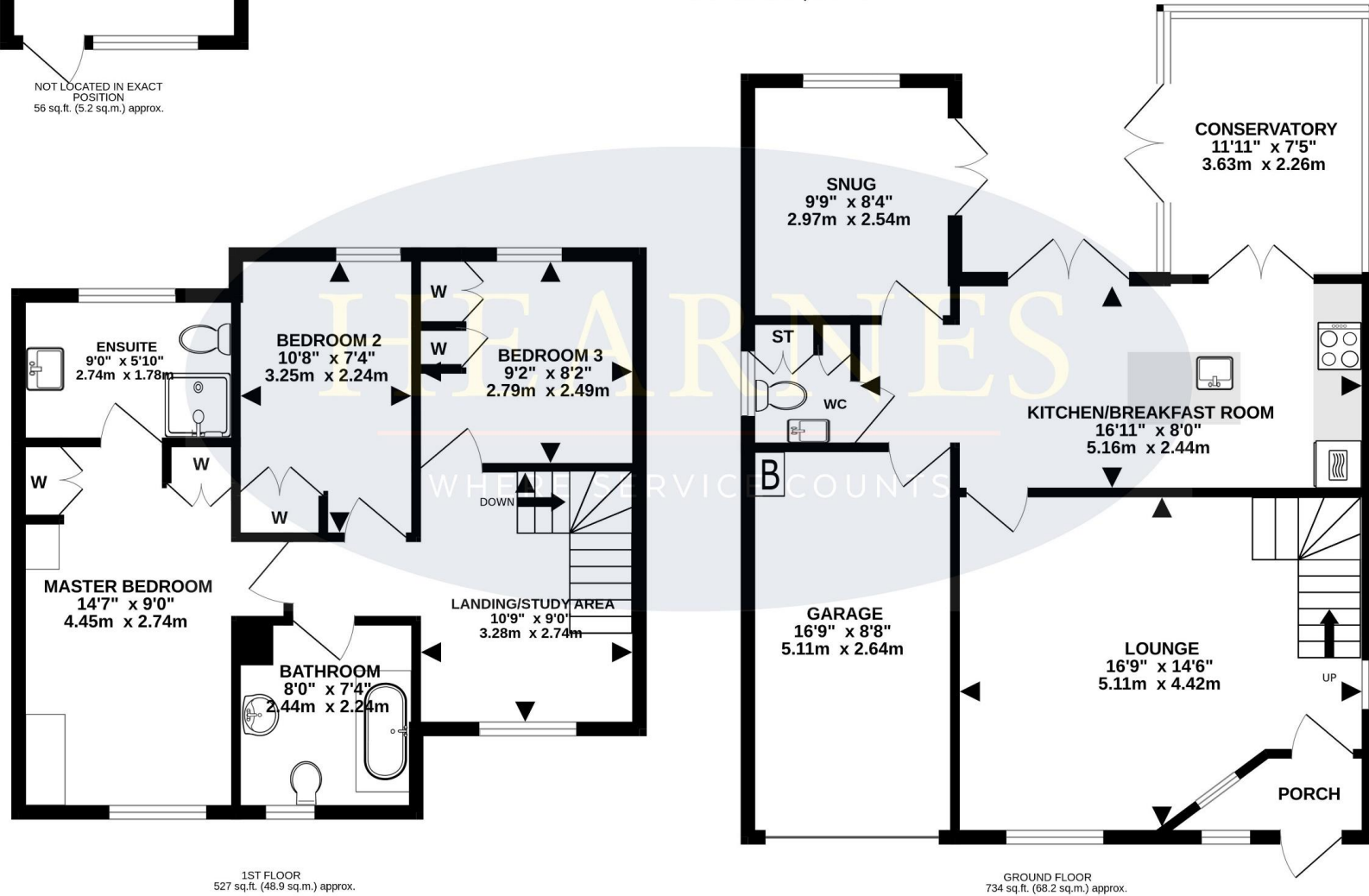
TOTAL FLOOR AREA : 1316 sq.ft. (122.3 sq.m.) approx.

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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GARDEN STORAGE

NOT LOCATED IN EXACT POSITION  
56 sq.ft. (5.2 sq.m.) approx.







## Outside

- **The rear garden** is a superb feature of the property as it faces a westerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a **raised, stepped seating area** enclosed by wooden balustrade with inset lighting. Steps lead down onto a paved patio area. Within the garden there is a garden store which is currently used as a therapy room and would make an ideal home office as it has light and power
- In the garden there are **garden lights** and **outside power points**. A side path leads down to a side gate
- **A front driveway** provides generous off road parking and in turn leads up to an integral single garage
- **Integral single garage** has a metal up-and-over door, shelving and cupboard storage, wall mounted gas Valiant boiler, space and plumbing for washing machine and an internal door leading through into the property
- **Further benefits include;** double glazing, gas fired heating system, underfloor heating and a security alarm

There is a small selection of amenities at Bearwood less than 1 mile away. The market town of Wimborne is located approximately 3.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 3 miles away



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