



HEARNES

WHERE SERVICE COUNTS

Magna Road, Bear Cross
Bournemouth, Dorset BH11 9LU



FREEHOLD PRICE

£350,000

“An immaculately presented family home with a 65ft garden, owned solar panels and no forward chain”

This conveniently located and generous sized three bedroom semi-detached family home has a 65ft enclosed garden, former garage which has been converted into the garden room and driveway providing generous off road parking.

This immaculately presented and modernised family home has the added benefit of owned solar panels which substantially reduce the utility costs and also provide an income. The property has a gas fired heating system, an air conditioning system in bedroom one and EV charging point. The property now comes to the market with no onward chain.

- **Three bedroom semi-detached family home with 65ft garden, owned solar panels and no chain**

Ground floor:

- **Entrance hall**
- **Ground floor cloakroom/utility room** with space and plumbing for washing machine, WC, wash hand basin, fully tiled walls
- **Modern kitchen/breakfast/dining room** incorporating a good range of high gloss base and wall units with inset sink and rinse hose, wall mounted gas fired Worcester boiler, recess and plumbing for dishwasher, integrated oven, hob and extractor, wine fridge, a central island unit which continues round to form a breakfast bar, ample space for dining table and chairs, space for fridge/freezer, double glazed windows to the side and rear aspect and double glazed French doors leading out into the rear garden
- **Good sized dual aspect lounge** with fireplace

First floor:

- **Spacious first floor landing** with airing cupboard
- **Bedroom one** is a generous size double bedroom enjoying a dual aspect with air conditioning system
- **Bedroom two** is also a generous size double bedroom
- **Bedroom three** is a large single bedroom with a fitted wardrobe
- **Family bathroom** finished in a stylish white suite incorporating a shower/bath with shower over, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring

Outside:

- **The rear garden** measures approximately 65ft in length and is fully enclosed
- Adjoining the rear of the property there is a **paved patio** which adjoins the former detached garage which is now converted into a garden room. A path leads down to sliding patio doors which gives access into the garden room. The remainder of the garden is predominantly laid to lawn. At the far end of the garden there is an area of paved patio
- **A front block paved driveway** provides generous off road parking
- **Further benefits include;** double glazing and a gas fired heating system, owned solar panels, air conditioning in bedroom one, EV charger point, and the property now comes to the market with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 3 miles away. Kinson offers a good selection of amenities and Kinson town centre is approximately 1 mile away.

COUNCIL TAX BAND: C

EPC RATE: C

AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

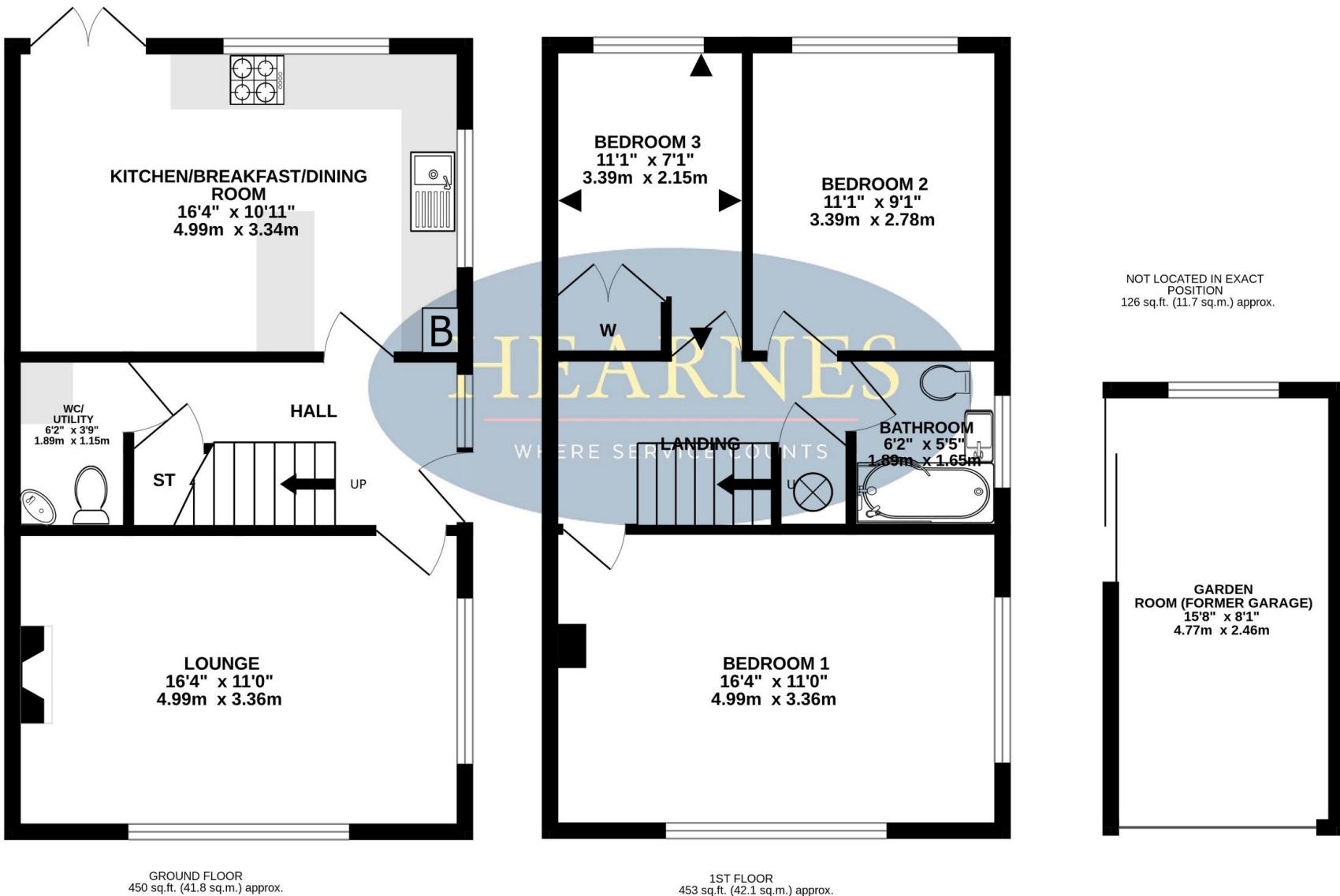


(Former Garage) Garden Room

TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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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GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

