



**Venning Avenue, Bear Cross  
Bournemouth, Dorset BH11 9QF**

# FREEHOLD PRICE

## £350,000

***“An extended bungalow with a secluded west facing garden in a popular and convenient location”***

This spacious and extended two double bedroom detached bungalow has a 27ft garden/dining/utility/ room overlooking a private, west facing rear garden with a large detached garage and driveway providing generous off road parking.

This well proportioned bungalow has a tremendous amount of scope and potential and enjoys a popular and convenient location within Bear Cross.

- **A two double bedroom detached and extended bungalow with a private, west facing rear garden**
- **Large entrance porch**
- Good size **entrance hall** with loft hatch
- **19ft Lounge** with double glazed window overlooking the front garden
- Good size kitchen incorporating roll top worksurfaces with a good range of base and wall units, recess for cooker, recess and plumbing for washing machine, replacement wall mounted gas fired Valiant boiler, double glazed door leading out into a dining/garden/utility room
- **27ft Garden/dining/utility room** which has double glazed windows overlooking the secluded west facing rear garden, sliding patio doors giving access, double glazed side door opening onto the side driveway and plumbing for washing machine
- **Bedroom one** is a good size double bedroom with double glazed window to the front aspect
- **Bedroom two** is also a double bedroom
- **Bathroom** incorporating a panelled bath with shower over, pedestal wash hand basin, fully tiled walls
- **Separate cloakroom** with WC, fully tiled walls
- The **rear garden** measures approximately 35ft x 25ft, offers an excellent degree of seclusion and faces a westerly aspect
- Adjoining the rear of the property there is a paved patio and a side gate opening onto the side driveway. A path leads down to a side door into a large, detached garage
- **The garden** itself is predominantly laid to lawn and enclosed by mature shrubs and fencing
- Large detached **garage** which has double glazed side door, double glazed window and a metal up and over front door
- **A side driveway** provides generous off road parking
- **Further benefits include;** double glazing and a gas fired heating system with replacement Valiant boiler

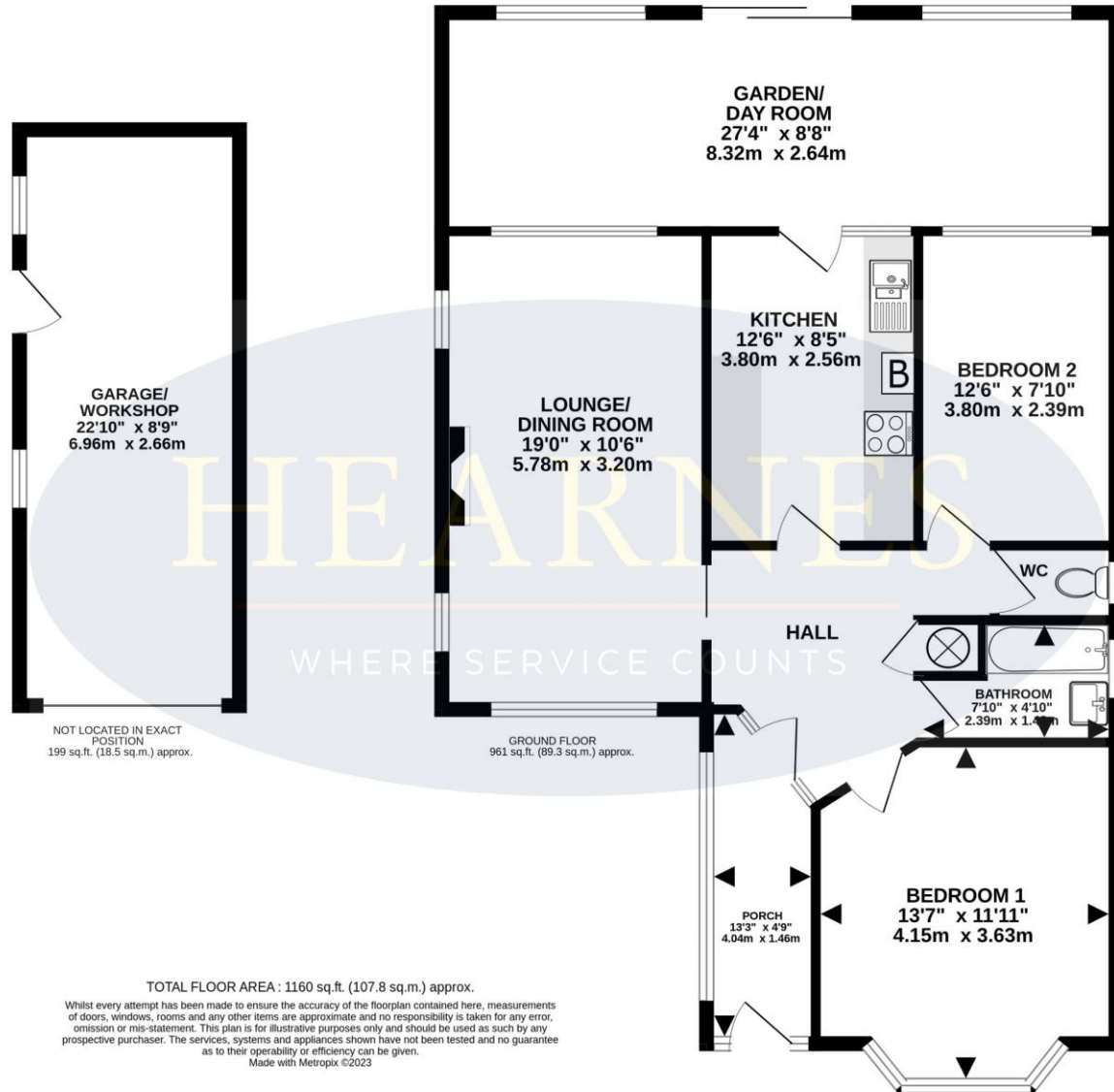
Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 5 miles away. Bournemouth offers an array of shops, restaurants and leisure facilities and miles of sandy bathing beaches. Bournemouth town centre is located approximately 6 miles away.

**COUNCIL TAX BAND: C**

**EPC RATING: D**

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





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

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

