

New Road

Bournemouth, Dorset, BH10 7DN



HEARNES

WHERE SERVICE COUNTS



“A 2,000 sq ft character family home, occupying a secluded plot measuring approximately ¼ of an acre”

FREEHOLD PRICE £700,000

This beautifully presented, extended and character four double bedroom, one bathroom, one shower room detached 1930's family home has a detached single garage, ample off-road parking and secluded gardens, whilst sitting proudly on a plot measuring approximately ¼ of an acre.

This 2,000 sq ft family home offers a superb blend of modern and traditional features. Over the year the property has managed to retain its charm and character and has also had some recent improvements which include a wood burning stove in the lounge and a number of Victorian cast iron radiators installed. The property enjoys a convenient location just a short distance from amenities in Northbourne and is within close proximity of West Parley.

- **A 2,000 sq ft extended four bedroom detached 1930's family home occupying a plot measuring approximately ¼ of an acre**

Ground Floor

- **Entrance porch**
- **Spacious cloakroom** finished in a white suite
- **Spacious entrance hall** with Amtico flooring and a wide staircase rising to the first floor landing
- **Modern kitchen area** incorporating granite worktops with inset sink unit, which continue round to a high level breakfast bar. There is an excellent range of integrated Neff appliances to include gas hob and extractor canopy above, built in oven, microwave and fridge and a window to the side aspect
- **Walk-in pantry**, currently used as a boot room
- **17ft Dining/family room** enjoying a triple aspect, with two sets of French doors leading out to the rear and side gardens
- **Spacious utility room** with a recess and plumbing for a washing machine, recess for a condensing tumble dryer, replacement wall-mounted gas-fired boiler and a door leading out to the rear garden
- **17ft Dual aspect lounge** with a recently installed wood burning stove creating an attractive focal point and French doors lead out to the covered paved patio area and garden
- **Bedroom four** is a generous sized double bedroom, with a box bay window overlooking the gardens and an attractive feature fireplace with tiled inset and wooden surround (this room could also be used as a reception room if required)

First Floor

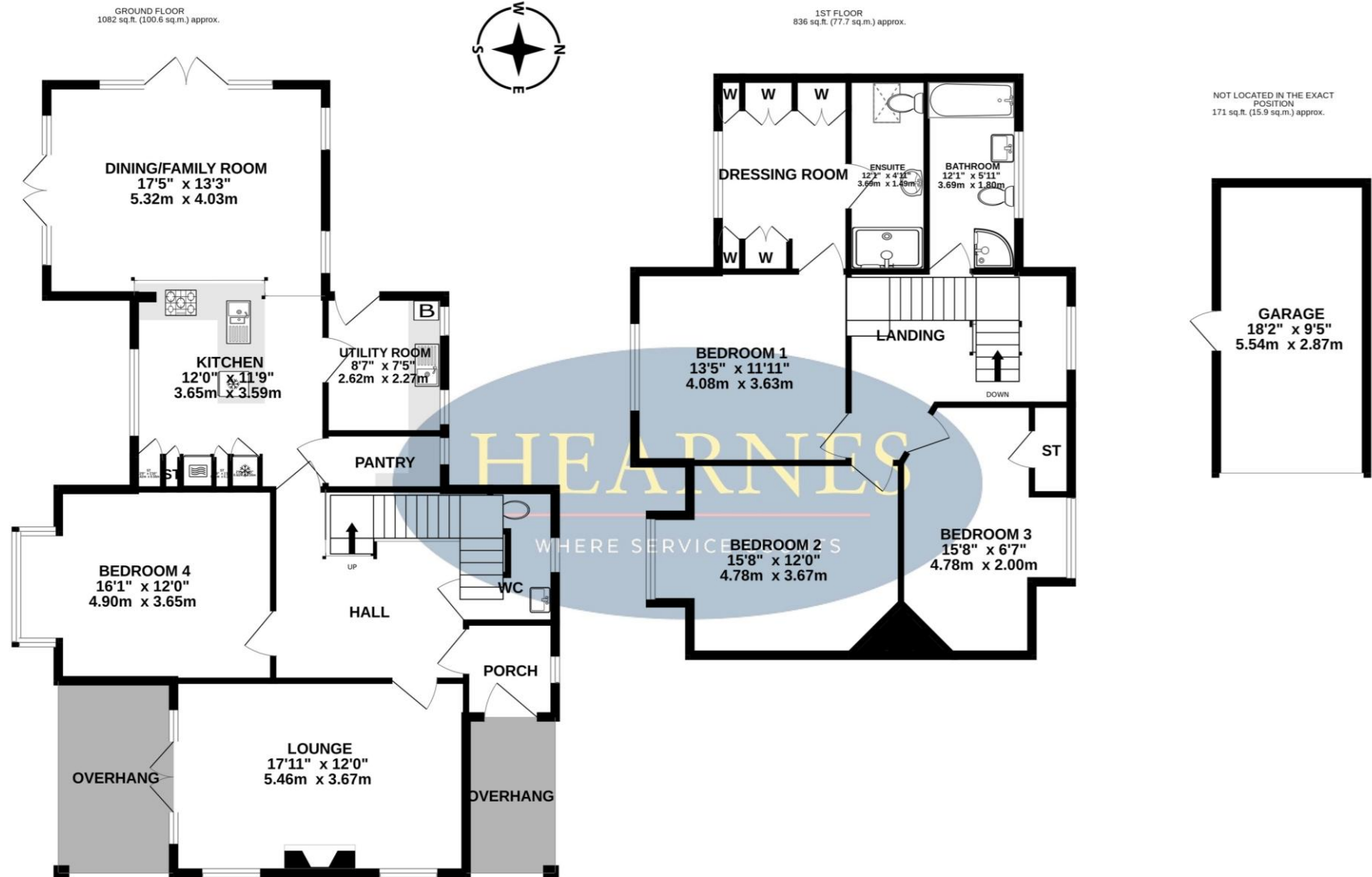
- **Spacious landing**
- **Bedroom one** is a generous sized double bedroom
- **Dressing room** with an excellent range of fitted wardrobes
- **Good sized en-suite shower room** finished in a stylish white suite incorporating a large walk in shower area with chrome raindrop shower head and separate shower attachment, pedestal wash hand basin, WC and fully tiled walls
- **Bedroom two** is a generous sized double bedroom and enjoys a dual aspect, with a feature fireplace
- **Bedroom three** is also a generous sized double bedroom
- **Family bathroom/shower room** finished in a stylish white suite incorporating a corner shower cubicle, panelled bath, WC, wall-mounted wash hand basin with vanity storage beneath and fully tiled walls
- **Further benefits** include a gas-fired heating system with a recently replaced boiler, double glazing and a security alarm

COUNCIL TAX BAND: F

EPC RATING: C







TOTAL FLOOR AREA : 2089 sq.ft. (194.1 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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Outside

- The property is accessed via a gravelled driveway which provides generous **off-road parking**. The driveway leads up to a detached single garage
- Detached **single garage** with an up and over door, light, power, side personal door and alarm
- The **formal garden** wraps around two sides of the property and forms an L-shape, with maximum overall measurements of 165ft x 60ft. The side and rear gardens face **southerly and westerly aspects**. Adjoining the rear of the property and accessed from the utility room and dining/family room there is a good sized paved patio which adjoins a large area of lawn. In the far corner of the garden there is a raised seating area and useful timber storage sheds. The lawn continues round to a large area of secluded side garden which is predominantly laid to lawn. In the far corner of this garden there is a children's play area. The garden itself is fully enclosed by fencing and must be seen to be fully appreciated

The property is located approximately 200 metres from local amenities. Ferndown's town centre offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 3 miles away.



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