

Wakefield Avenue

Bournemouth, BH10 6DS



HEARNES

WHERE SERVICE COUNTS



“A recently refurbished 1470 sq ft family home with a 55’ south facing garden and no chain”

FREEHOLD PRICE £525,000

This recently modernised and deceptively spacious five bedroom, one bathroom, one shower room detached family home has a 55’ south facing garden and driveway providing generous off road parking.

This light and deceptively spacious 1470 sq ft family home has recently undergone an extensive programme of work. The current owners have managed to create a light and spacious family home with the principle rooms overlooking a south facing garden. The property also now comes to the market offered with no onward chain.

- **A recently modernised five bedroom detached family home with a 55 ft south facing garden and no chain**
- Good sized **entrance hall** with understairs cupboard
- Dual aspect **lounge/dining room** with double glazed box bay window and double glazed French door leading out into the rear garden and decked seating area
- Newly installed **kitchen/breakfast room** incorporating ample rolltop work surfaces with a good range of high gloss base and wall units, integrated dishwasher, washing machine, oven, hob and extractor, space for fridge freezer, 1.5 bowl sink unit and drainer, cupboard housing wall mounted gas fired boiler, ample space for breakfast table and chairs and double glazed French doors leading out into the south facing rear garden
- **Two ground floor double bedrooms**, both with bay windows to the front aspect
- Additional good sized **bedroom** with a double glazed window to the side aspect
- **Family bathroom** with a brand new recently fitted stylish white suite incorporating a shower bath with shower over, chrome raindrop shower and separate shower attachment, WC, wash hand basin with vanity storage beneath, polished porcelain tiled walls and flooring

First Floor

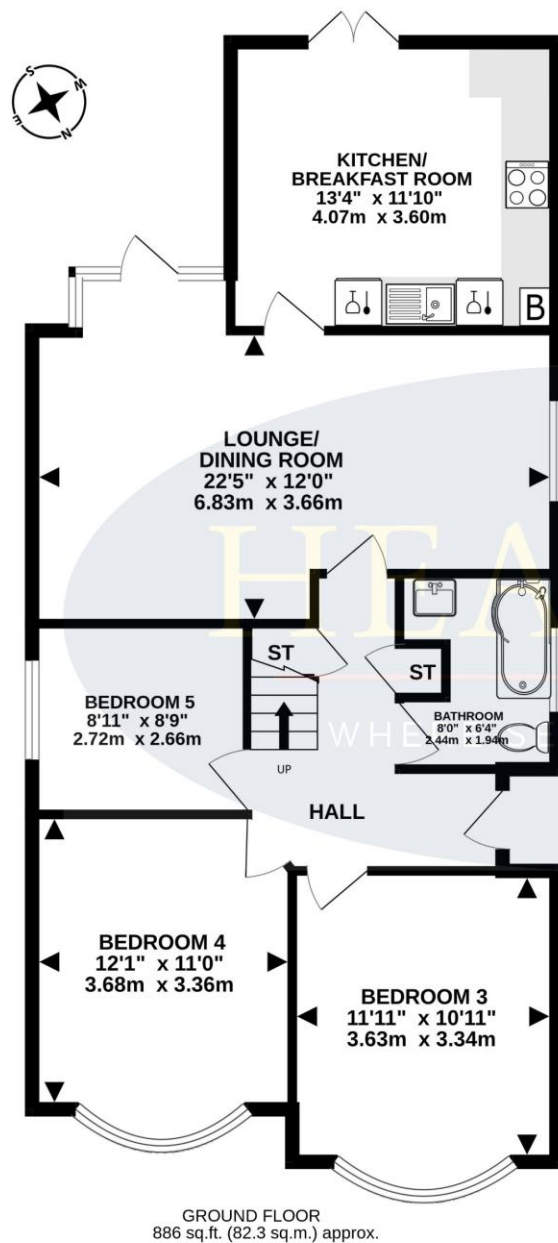
- **Two generous sized double bedrooms**, both with fitted wardrobes, access into the eaves and dual aspects
- **Shower room** re-fitted with a brand new stylish white incorporating a large walk-in shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, polished porcelain tiled walls and a tiled floor

COUNCIL TAX BAND: D

EPC RATING: D



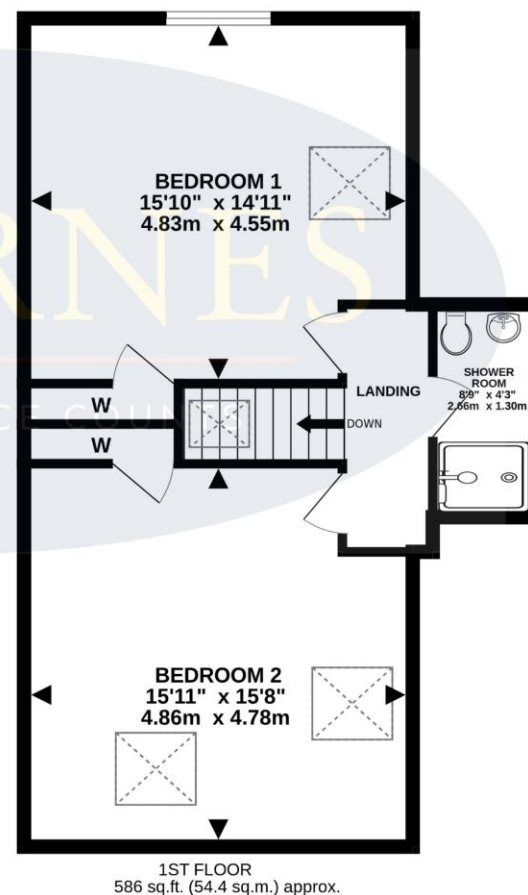


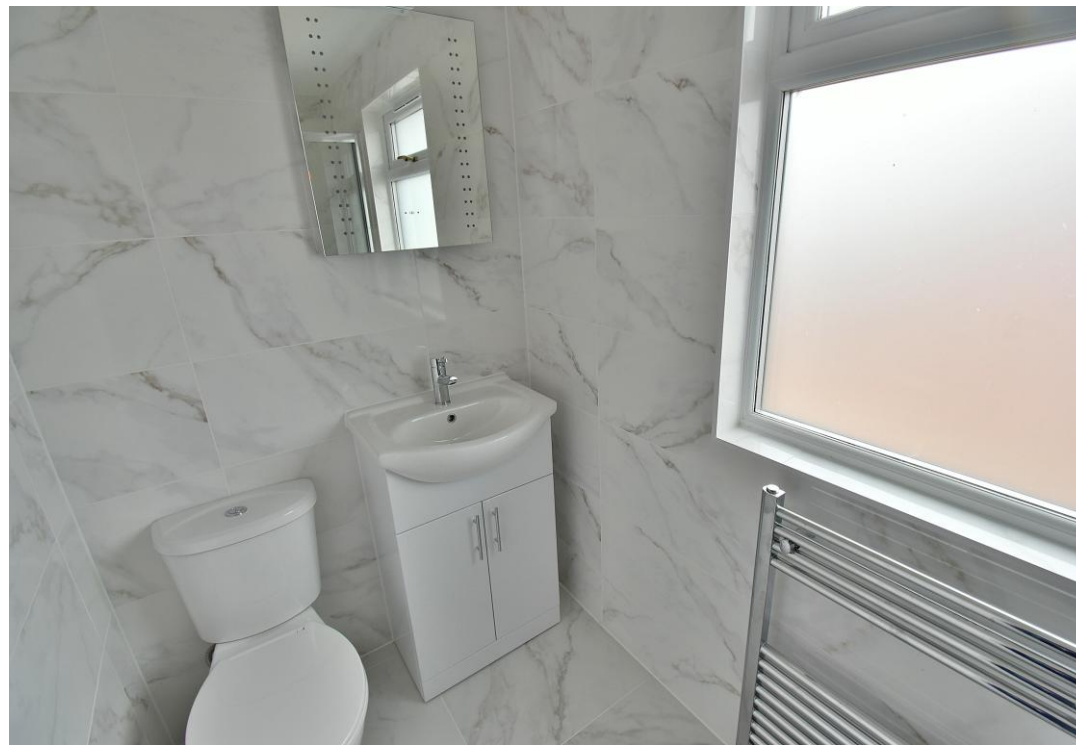


TOTAL FLOOR AREA : 1472 sq.ft. (136.7 sq.m.) approx.

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 **rear garden** measures approximately 55' in length x 30' in width, faces a southerly aspect and is fully enclosed. Adjoining the rear of the property there is a large paved patio enclosed by a low level wall Also adjoining the rear of the property there is a newly laid timber decked seating area. The remainder of the garden is predominantly laid to lawn and at the far end of the garden there is a useful timber shed
- A front and side **driveway** provides generous off road parking. The side driveway continues up to double wooden gates which open to give vehicle access into the rear garden
- **Further benefits** include the property has been recently K rendered externally, newly installed double glazing, UPVC fascias and soffits, a gas fired heating system, new kitchen and bathrooms, new carpets, re-decoration throughout and the property now comes to the market offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 3.5 miles away. Bournemouth offers an array of shops, restaurants and leisure facilities. Bournemouth town centre is located approximately 3.5 miles away.



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