



**HEARNES**

WHERE SERVICE COUNTS

**Beaumaris Road, Bournemouth  
Dorset, BH11 9FX**



# FREEHOLD PRICE

## £315,000

This modern semi-detached property (built 2020) is located within the popular Canford Paddock development in a prime location between neighbouring Bearwood, Wimborne Minster and convenient access to both Poole and Bournemouth, Hurn Airport and the A31 commuter routes.

The stylish accommodation comprises two double bedrooms served by a modern family bathroom, modern fitted kitchen with integrated oven and gloss finish units and spacious open plan lounge/dining room with double glazed patio doors giving access to and overlooking the rear garden.

Other benefits include a separate ground floor WC, gas central heating and double glazing, remainder of 10-year NHBC warranty, off road parking for two vehicles with a 7KW Pod Point EV charger and a wonderful private rear garden with patio pergola and level lawn.

The development provides a nearby enclosed children's play area and local access to Canford SANG with walks to Canford Magna for families and dog owners.

- **Front door and storm porch**
- **Entrance hall**, with stairs to the first floor accommodation, wood laminate flooring and window
- **Lounge/dining room** with windows and French doors to the rear garden and patio and a door to a storage cupboard
- **Kitchen** comprising a range of base and wall mounted units, adjacent worktops, integrated oven, inset 4 ring gas hob, extractor, sink unit with window above, plumbing for a washing machine and dishwasher, wall-mounted gas-boiler and space for a fridge/freezer
- **Cloakroom** with wc and a window
- **First floor landing**
- **Bedroom one** with two windows and space for a wardrobe
- **Bedroom two** with two windows and a built-in cupboard
- **Bathroom** with matching white suite comprising panelled bath, glazed shower screen and shower over, wc and wash hand basin
- Small private **front garden**, with a paved driveway providing **space for two vehicles** and gated side access
- Low maintenance **rear garden** measuring approximately 36ft x 25ft, with a level lawn, paved patio and pergola, enclosed by timber fencing

**Agents Note:** A communal fee of £364 is paid per annum to contribute to the upkeep of the shared recreational space. £115 is paid for the SANG land across the road.

**COUNCIL TAX BAND: C**

**EPC RATING: B**

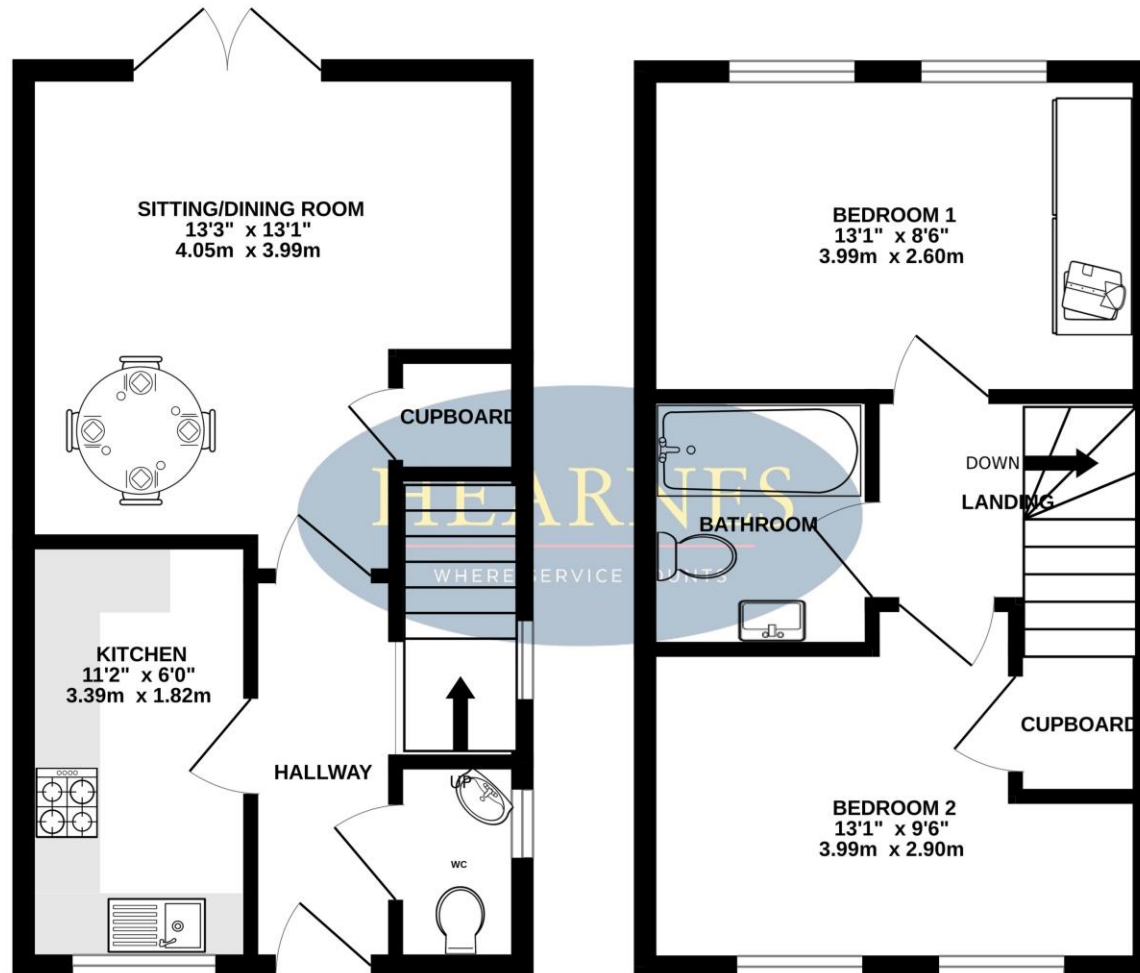
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***“A very well-appointed semi-detached modern home with two double bedrooms, two parking spaces and well-proportioned rear garden”***



GROUND FLOOR  
308 sq.ft. (28.6 sq.m.) approx.

1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.3 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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