

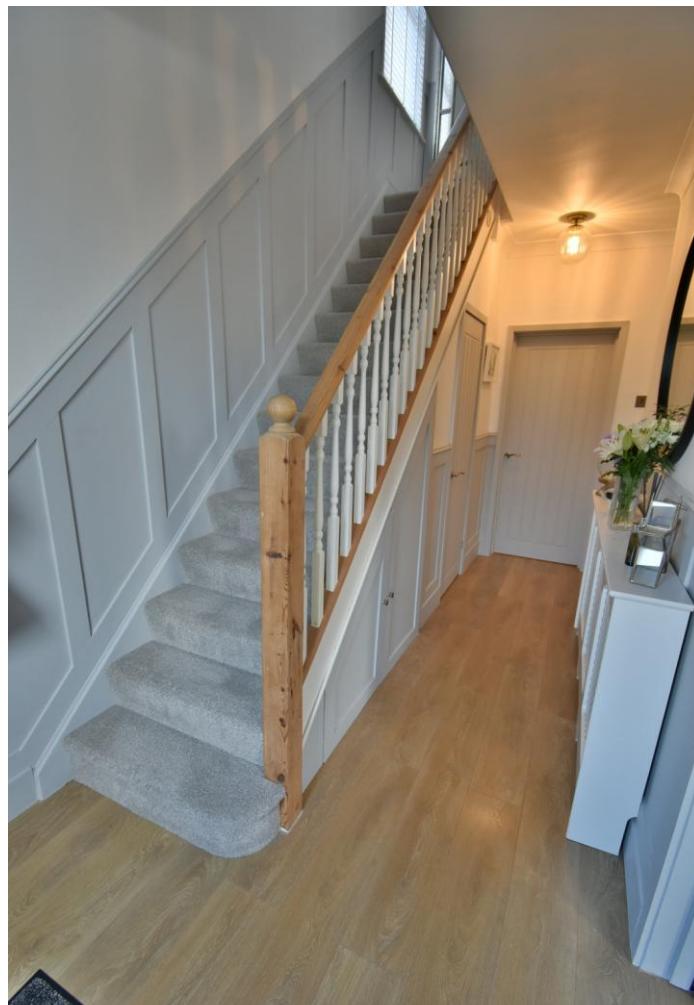
Kingswell Road

Bournemouth, Dorset BH10 5DG



HEARNES

WHERE SERVICE COUNTS



“Exceptional detached family home, extended to provide stylish open plan living, 3-4 bedrooms and southerly aspect rear garden”

FREEHOLD PRICE £475,000

This traditional detached character house has been extended and thoughtfully modernised with individually designed décor, offering versatile open plan space to include a bespoke minimal contemporary kitchen with central island unit and impressive double glazed doors, giving access to and overlooking the raised decking and southern aspect garden, together with an adjacent living room and ground floor reception (currently used as a bedroom four) that would make an ideal formal sitting room. The first floor includes three bedrooms, served by a modern refitted bathroom.

Other benefits include a separate utility room, ground floor cloakroom, inviting entrance hall with contrasting grey panelling and laminate floor, continuing into the main living space, double glazing and gas central heating with a single wall mounted air conditioner unit.

- **Secure, double-glazed front door** with lead picture window to the entrance hall

Ground floor:

- **The entrance hall** is beautifully presented with stairs to the first floor and contrasting tones of décor with light grey feature panelling, cloak area and high specification wood laminate flooring throughout, doors to understairs storage, door to utility room and door to ground floor cloakroom
- **Ground floor cloakroom WC** recently modernised with stylish individual partial tiling, vanity unit with Monobloc sink WC and double-glazed window to the side and extractor fan
- **Reception room two/ground floor bedroom four** – double glazed bay window to the front, continuation of the high specification wood laminate flooring, recessed shelving, currently used as a ground floor bedroom
- **Living room** with double glazed window to the side aspect, open plan through to the main feature of the property which is an extended open plan bespoke kitchen, dining and family space
- **Modern open plan kitchen** comprising a range of bespoke base units with accompanying individually designed worktops with inset stainless steel basin and mixer tap, with double glazed window above overlooking the rear garden and a further double glazed window to the side, integrated NEF dishwasher and raised SMEG double oven and grill, convenient island unit with inset four ring induction hob with extractor above and breakfast bar seating. The wood laminate floor continues throughout the extension and into the dining area with the benefit of double-glazed French doors and windows to both sides, giving access to and overlooking the rear garden with its southerly aspect. Wall mounted air conditioning unit, plain set ceilings with inset spotlights and wall light mountings and a further door to a convenient walk-in storage cupboard and single door from the kitchen to the utility room.
- **Utility room** – well proportioned laundry space with tiled flooring, matching worktop, with space, power and plumbing for appliances and a tall standing American style fridge freezer and cupboard housing the BIASI combination gas boiler, double glazed window and door to the side giving access to the garden and front.

First floor:

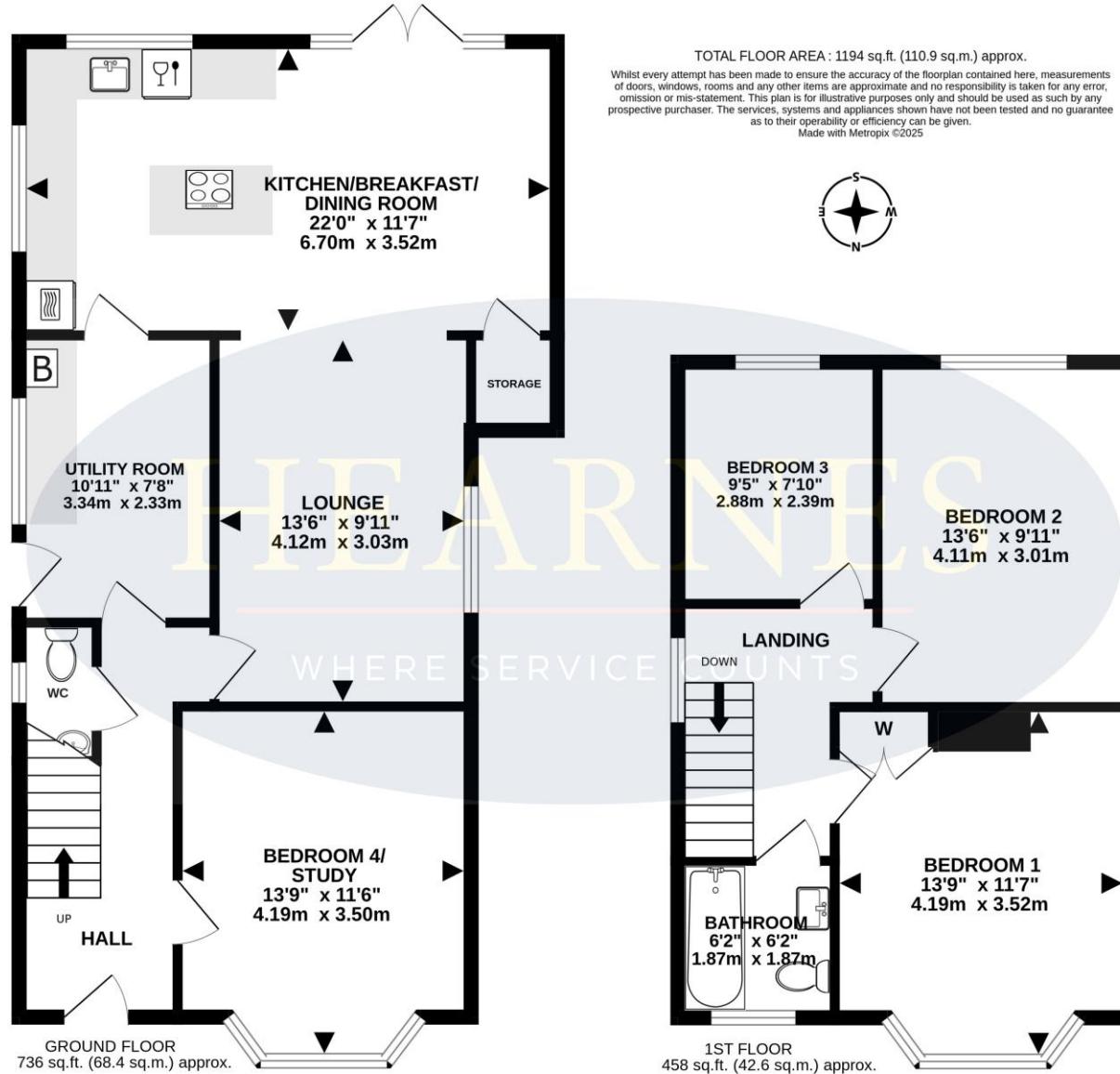
- **Landing** with double glazed window to the side, continuation of the wood panelling, hatch to loft space with pulldown ladder.
- **Bedroom one** – double glazed window to the rear aspect, feature wood panelling.
- **Bedroom two** – double glazed bay window to the front aspect with built-in cupboard space
- **Bedroom three** – double glazed window to the rear.
- **Family bathroom** – comprising a stylish modern refitted suite with panelled bath, wall mounted chrome showerhead and glazed shower screen, with accompanying brick effect tiled splashbacks, tiled flooring, vanity unit with Monoblock sink units and mixer taps, WC, opaque double glazed window to the front and heated ladder style towel radiator.



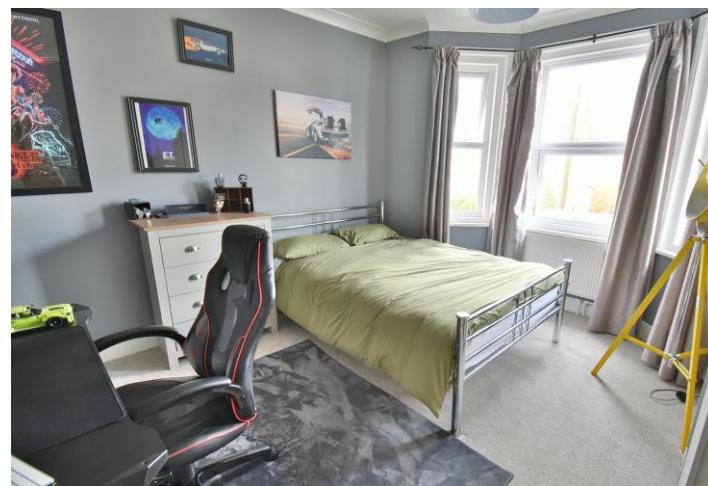
COUNCIL TAX BAND: D

EPC RATING: D





AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.





Outside

- To the **front** there is a **hard standing parking area** with secure gated access to the side and rear garden
- **Parking and a side access** leads to a wonderful, landscaped rear garden arranged in two sections with a level lawn and elevated timber decking facing southwest.
- **Rear garden** measuring approximately 50ft x 30ft

The property is situated in an extremely convenient location between Wallisdown, Kinson and Ensbury Park close to local Primary school and with catchment for the exceptional Glenmoor and Winton secondary academies.



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