



HEARNES

WHERE SERVICE COUNTS

Poitiers Drive,
Bearwood, BH11 9GG

FREEHOLD PRICE

£435,000

“An immaculately presented modern family home with many additional upgrades including owned solar panels, occupying a southerly facing corner plot”

This generous sized and immaculately presented three bedroom, one bathroom, one shower room detached family home has a secluded southerly facing garden, larger than average detached single garage and driveway providing generous off road parking, whilst situated at the edge of a modern popular development.

This superbly positioned family home has been owned by the current owners from new. The property has many additional upgrades with the added advantage of owned solar panels which not only provide an income they also reduce the utility costs. Another great feature of the property is the plot and position as it has a good sized southerly facing garden.

- Three bedroom detached family home occupying a southerly facing secluded corner plot with its own solar panels
- Spacious entrance hall
- Ground floor **cloakroom** finished in a stylish white suite, extractor fan
- Light and spacious and dual aspect 17' lounge
- 17' dual aspect kitchen/dining room
- The **kitchen** incorporates ample worktops with a good range of soft closing base and wall units with underlighting, excellent range of integrated appliances to include fridge freezer, oven, hob, extractor and dishwasher
- The **dining area** provides ample space for dining table and chairs, double glazed French doors leading out into the secluded south facing rear garden
- Good sized **utility room** with soft closing base and wall units housing the gas boiler, worktops, recess and plumbing for washing machine, extractor fan, double glazed door leading out into the side driveway
- **First floor landing/study area** with storage cupboard and loft hatch
- **Bedroom one** is a generous sized double bedroom benefitting from two fitted double wardrobes and single cupboard with shelving
- Spacious **en suite shower room** finished in a stylish white suite incorporating a good sized shower cubicle, WC, pedestal wash hand basin, extractor fan
- **Bedroom two** is a generous sized double bedroom benefitting from fitted wardrobes and a storage cupboard
- **Bedroom three** is a generous sized single bedroom with a fitted wardrobe and a single cupboard with shelving
- **Family bathroom** finished in a stylish white suite incorporating a panelled bath with shower screen, mixer taps and shower attachment, pedestal wash hand basin and WC, extractor fan
- The **rear garden** measures approximately 35' x 20', faces a southerly aspect, offers an excellent degree of seclusion and is fully enclosed by a brick wall. Adjoining the rear of the property there is a paved patio with a side gate opening onto the side driveway. The remainder of the garden is predominantly laid to lawn. There is also a further area of garden located behind the large detached garage. A side driveway provides generous off road parking and in turn leads up to a large detached garage
- The **garage** has a metal up and over door, light and power and measures approximately 22' in length
- The front garden is stocked with many attractive plants and shrubs with a path leading up to the front entrance of the property
- **Further benefits** include double glazing, a gas fired heating system and owned solar panels. There is also the remainder of the builders warranty in place.

Agents Note: The vendor advised that the current Management charges are £353.99 per annum

Bournemouth is located approximately 7 miles away, the market town of Wimborne is located approximately 3.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is also located approximately 3.5 miles away.



COUNCIL TAX BAND: D

EPIC RATING: A

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.

NOT LOCATED IN EXACT
POSITION
251 sq.ft. (23.3 sq.m.) approx.



GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx

GARAGE
22'6" x 11'2"
6.86m x 3.40m

The floor plan illustrates the layout of a house. At the top, a Kitchen/Dining Room (17'10" x 10'4", 5.44m x 3.15m) is shown with a four-burner cooktop and a sink. Below it is a Utility Room (6'8" x 5'5", 2.03m x 1.64m) containing a washing machine. To the right is a central Hall with an 'UP' arrow leading to an upper level. The Hall also features a staircase labeled 'ST' and a WC. A large oval-shaped area, labeled 'WHERE SERVICE COUNTS', covers the central hallway and part of the kitchen/dining room. At the bottom, a Lounge (17'10" x 10'4", 5.44m x 3.15m) is shown. The entire floor plan is enclosed in a black border.

The floor plan illustrates a house layout with the following dimensions:

- BATHROOM:** 6'8" x 5'11" (2.03m x 1.80m)
- BEDROOM 2:** 10'10" x 9'6" (3.31m x 2.90m)
- LANDING:** (Dimensions not explicitly given, but a staircase is labeled "DOWN")
- ENSUITE:** 6'2" x 5'8" (1.88m x 1.75m)
- BEDROOM 1:** 13'3" x 11'11" (4.04m x 3.63m)
- BEDROOM 3:** 8'10" x 7'5" (2.69m x 2.26m)

Walls are represented by thick black lines, and windows are indicated by triangles. A central staircase is labeled "DOWN".

TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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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