



**New Road, Bournemouth
Dorset, BH10 7DP**

FREEHOLD PRICE

£485,000

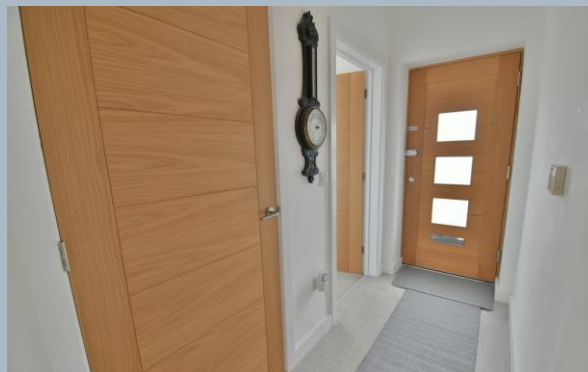
“Superbly appointed detached modern bungalow with a stylish open plan kitchen/living space, built in 2017”

This wonderful low maintenance detached modern bungalow was built in 2017, with the remainder of a 10 year NHBC certificate, situated in a private drive away from the main road.

The accommodation comprises; three bedrooms served by a stylish en-suite shower room and main bathroom, whilst the hub of the property is an impressive open plan living/kitchen/dining area with bi-fold doors giving access to and overlooking the rear garden. Comprising a fully fitted Elegance kitchen with gas-fired underfloor heating throughout.

Other benefits include solid oak contemporary doors, plain set ceilings with inset downlights, quality double glazing, gas-fired under floor heating throughout, driveway parking and turning space for two/three vehicles, gated side access to the rear garden providing a detached storage/lock up and an extremely private landscaped rear garden with level lawn and sandstone patio, enclosed entirely by wooden panel timber fencing. Offered with no forward chain.

- Sloping wheelchair friendly access to the front door and **storm porch**
- **Entrance hall** – double doors to a storage cupboard
- **Living area** – dual aspect with windows to the side and rear, open plan to the
- **Kitchen/dining area** – stylish kitchen elegance fitted kitchen comprising a range of contrasting base and wall-mounted units, quartz worktops, integrated double oven and inset electric hob, one and a half bowl sink unit with window above, integrated and concealed dishwasher, washing machine and tall standing fridge/freezer and wood effect flooring throughout, all complimented by bi-fold doors giving access to the patio and garden at the rear
- **Bedroom one** – double glazed box bay window to the front aspect and double fitted wardrobe
- **En-suite shower room** – stylish modern suite comprising dual width walk-in shower cubicle with tiled walls, WC, vanity unit with mono-block inset wash hand basin, double glazed window to the side, contrasting tiled floor and chrome heated towel rail
- **Bedroom two** – double glazed window to the side aspect
- **Bedroom three** – double glazed window to the front aspect
- **Bathroom** – contemporary matching suite comprising panelled bath with glazed shower screen and shower attachment, concealed WC and raised vanity unit with monobloc inset wash hand basin and tiled flooring and chrome heated towel rail
- The property is approached via a private drive from New Road, which provides excellent seclusion and privacy, with turning space and **parking for two vehicles** and single timber gate to the side
- **56ft x 22ft Rear garden** – private, landscaped low maintenance rear garden with a level lawn and sandstone style patio, enclosed entirely by timber panel fencing, with a well-proportioned area of side garden with the benefit of a detached secure lock up/store on a concrete base

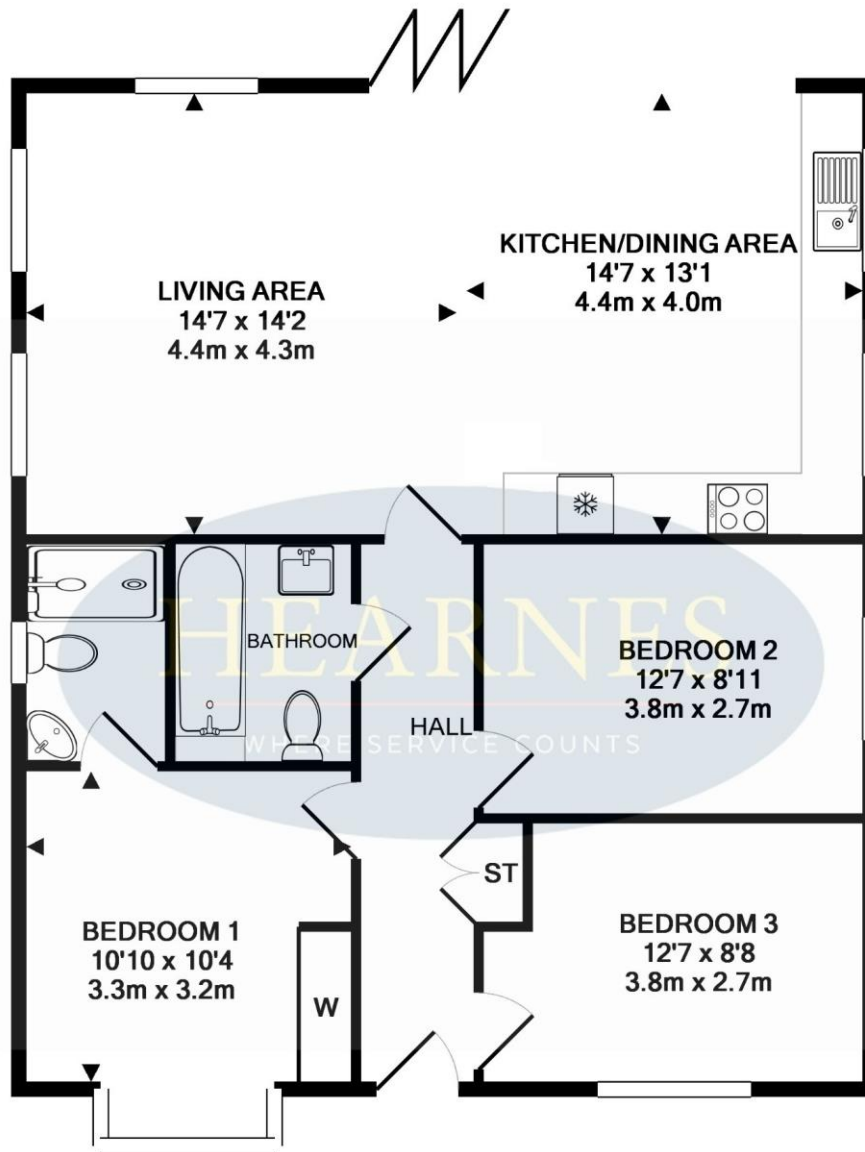


The property is situated in an extremely convenient location close to West Parley shopping precinct, Post Office and convenience stores. Further access to Bournemouth Airport and the A31 commuter routes to both Bournemouth and Ferndown.

COUNCIL TAX BAND: D

EPC RATING: B

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.



TOTAL APPROX. FLOOR AREA 900 SQ.FT. (83.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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