



FOR SALE
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WHERE SERVICE COUNTS

Runnymede Avenue,
Bearwood, Dorset, BH11 9SQ

FREEHOLD OFFERS OVER £400,000

“An extended family home tucked away in a cul-de-sac with a conservatory overlooking a south facing garden”

This immaculately presented and extended three bedroom, two reception rooms, one bathroom detached family home has a double glazed conservatory overlooking a south facing enclosed rear garden, single garage and driveway providing generous off road parking. The property is tucked away in a pleasant and peaceful cul-de-sac location.

The ground floor accommodation has been enlarged with the addition of a large double glazed conservatory and an extended kitchen which has created a 15' kitchen/breakfast room which has been recently re-fitted.

- **Three bedroom detached family home with a south facing garden in a cul-de-sac location**
- Spacious **entrance hall**
- Ground floor **cloakroom** finished in a modern white suite incorporating a WC, wall mounted wash hand basin, partly tiled walls
- 17' **Kitchen/breakfast room** which has been recently re-fitted incorporating ample worktops, breakfast bar, good range of base and wall units with under lighting, an excellent range of integrated appliances to include Zanussi double oven, induction hob with extractor canopy above, Bosch microwave, Bosch dishwasher, integrated washing machine, full height fridge and freezer, double glazed window to the front aspect, double glazed door leading out to a side path, further door leading through into the dining room
- Light and spacious **lounge**, an attractive focal point of the room is a living flame coal effect gas fire with stone inset and hearth and wooden surround, double glazed French doors leading into the south facing rear garden
- **Dining room** with double glazed sliding patio doors leading out into the conservatory
- Generous sized 13' **conservatory** with a tiled floor, double glazed windows overlooking the rear garden and double glazed French doors leading out onto the patio area
- **Spacious first floor landing**
- **Bedroom one** is a generous sized double bedroom with a double glazed window to the rear aspect
- **Bedroom two** is also a double bedroom with a double glazed window to the rear aspect
- **Bedroom three** is a single bedroom currently being used as a dressing room, double glazed window to the front aspect, fitted wardrobes
- **Family bathroom** re-fitted in a stylish white suite incorporating a panelled shower bath with shower over, separate shower attachment and chrome raindrop shower head, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- The **rear garden** measures approximately 35' x 35', is fully enclosed and has a southerly aspect
- Adjoining the rear of the property there is a generous sized Indian sandstone paved patio. The remainder of the garden is predominantly laid to lawn and bordered by well stocked flower beds. Also within the garden there is a useful timber storage shed. A side path leads down to a side gate. Also accessed from the garden there is a personal door into the garage
- A front **driveway** provides generous off road parking and in turn leads up to a single garage
- Single **garage** has a metal up and over door, light and power, outlet for a tumble drier, wall mounted gas fired boiler and a rear personal door leading through into the garden
- **Further benefits** include double glazing, a gas fired heating system and security alarm

There is a small selection of amenities approximately 850 metres away. Ferndown town centre is located approximately 3.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Bournemouth town centre offers a comprehensive range of shops, restaurants and leisure facilities along with miles of sandy beaches. Bournemouth town centre is located approximately 6.5 miles away.

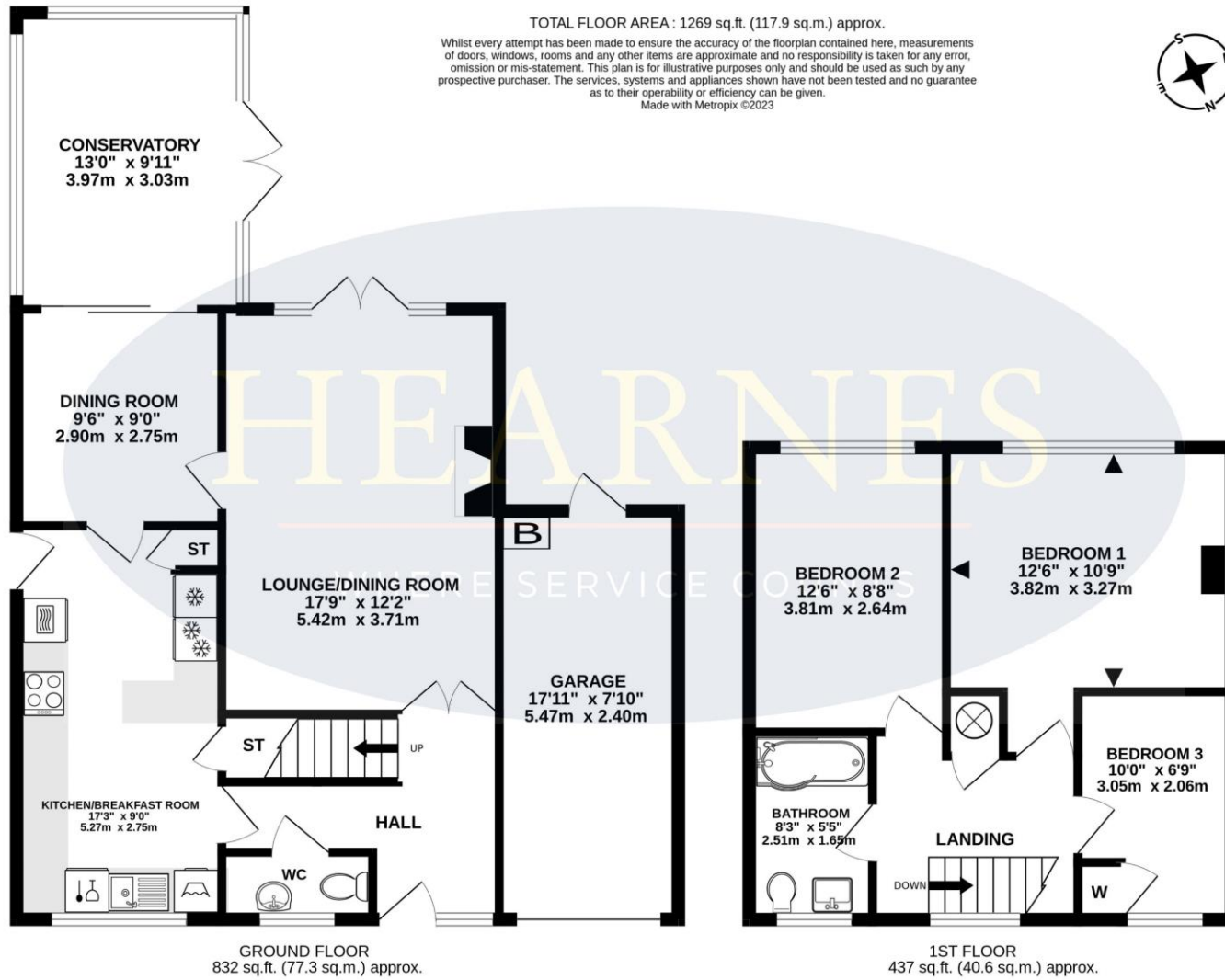
COUNCIL TAX BAND: D **EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

