



**HEARNES**

WHERE SERVICE COUNTS

**Moorside Road, Bournemouth  
Dorset, BH11 8DG**



# FREEHOLD

## GUIDE PRICE £300,000

This generous sized and tastefully modernised four/five bedroom, one bathroom, one en-suite family home has a 55ft enclosed rear garden, 60ft front garden and generous off-road parking. Occupying a larger than average plot in a convenient residential location falling within the catchment for St Marks Church of England Primary School.

The light, spacious and versatile accommodation has been tastefully modernised by the current owners to create a character family home with a refitted cottage style kitchen, latch and lever internal doors on the ground floor and attractive slate flooring which continues through from the entrance hall into the kitchen, ground floor cloakroom and en-suite. The ground floor bedroom and en-suite gives the flexibility for this house to be used as required and is currently used as a play room. An internal viewing of this deceptively spacious property is strongly recommended via the sole selling agents.

- Spacious **reception hall** with slate flooring
- **Ground floor cloakroom** finished in a modern white suite to incorporate a wc, wall-mounted wash hand basin with slate flooring
- Refitted cottage style **kitchen/breakfast room** enjoying a dual aspect, beautifully finished with wood block work surfaces, exposed ceiling beams, recess for all appliances, attractive tiled splashbacks, wall-mounted gas-fired boiler, ample space for a breakfast table and chairs and slate flooring
- Large walk in pantry with fully tiled walls, space for an additional fridge/freezer and fridge
- 22ft **Lounge/dining room** with Karndean flooring and two sets of French doors leading out to the rear garden
- **Ground floor bedroom**, currently used as a playroom with French doors leading out to the front garden and decked seating area
- **En-suite shower room** refitted in a modern white suite to incorporate a large shower cubicle, pedestal wash hand basin, wc and slate flooring
- Good sized **master double bedroom** overlooking the rear garden, benefitting from fitted floor to ceiling wardrobes with mirrored sliding doors
- **Guest double bedroom** with a view over the front garden
- **Bedroom three** is a small double bedroom enjoying a dual aspect
- **Bedroom four** is a large single bedroom with a view over the rear garden
- **Family bathroom** refitted in a modern white suite to incorporate a panelled bath with mixer taps, shower hose, shower over and a glass screen, pedestal wash hand basin and tiled flooring
- **Cloakroom** finished in a white suite to incorporate a wc and tiled floor
- Fully enclosed **rear garden** measuring approximately 55ft x 25ft. Adjacent to the rear of the property there is a large paved patio area which adjoins a large area of lawn
- At the end of the garden there is a brick built garden store and a further large paved patio area, with a paved path leading to a wide rear pedestrian access with a gate
- The **front garden** is a superb feature of the property as it has maximum overall measurements of 60ft x 50ft, enclosed by a wall and hedge. The garden is mainly laid to lawn with a large raised decked seating area adjacent to the front of the property. Within this garden there are two mature apple trees
- Double wooden gates open onto a driveway providing **off-road parking** for approx. two vehicles
- Further benefits include double glazing, UPVC fascias and soffits and gas-fired central heating

Kinson offers a good selection of amenities and is located less than 1 mile away. The market town of Wimborne is located approximately 5.5 miles away, whilst Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre approximately 4 miles away.

**COUNCIL TAX BAND: C**

**EPC RATING: C**

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

## *“An extremely spacious and character family home with large front and rear gardens”*



## TOTAL APPROX. FLOOR AREA 1184 SQ.FT. (110.0 SQ.M.)

Whilst every attempt have 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 buyer. Produced by Swift Energies 07512 365 141  
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