



Sunbury Close, Bournemouth  
Dorset, BH11 9JF



# FREEHOLD PRICE

## £359,950

This modernised and well-proportioned three double bedroom detached bungalow has a double-glazed conservatory overlooking a 55ft landscaped private garden, single garage and generous off-road parking whilst situated in a peaceful cul-de-sac location.

Over the years the property has had a number of improvements along with the private gardens being landscaped for ease of maintenance. Early viewing strongly recommended.

- **Three double bedroom detached bungalow**
- **Entrance hall**
- 19ft Dual aspect **lounge/dining room** with oak flooring, living flame coal effect gas fire with stone surround, ample space for dining table and chairs and French doors leading into the conservatory
- **Conservatory** is fully double glazed, enjoys a pleasant outlook over the private landscaped garden, has a door and French doors giving access
- Refitted modern **kitchen** incorporating work surfaces, base and wall units, integrated double oven, hob and extractor, recess plus plumbing for washing machine, recess for fridge/freezer, wall mounted gas fired Worcester boiler, window and door leading out into the rear courtyard
- Refitted **shower room**, incorporating a good-sized corner shower cubicle, W/C with concealed cistern, wall-mounted wash-hand-basin with vanity storage beneath, fully tiled walls and flooring
- **Three double bedrooms**
- The **garden** faces a Southerly aspect, measures approximately 55ft x 35ft, offers a good degree of seclusion, has been landscaped for ease of maintenance and incorporates a large Indian sandstone paved patio area which surrounds a central area of circular artificial lawn
- **Double wooden side gates** open onto the garden and onto a hardstanding which provides an ideal storage for a boat, trailer or small caravan
- On the opposite side of the property there is a **side gate** giving access round to a rear courtyard garden. The main area of formal garden is stocked with many attractive plants and shrubs. At the far end of the garden there is a decked seating area, timber storage shed and greenhouse
- A front **driveway** provides generous off-road parking
- There is also a **second driveway** in front of the single garage providing additional off-road parking
- Single **garage** has a metal up and over door, side personal door and a window
- **Further benefits** include double glazing, gas fired central heating system

Kinson town centre offers a ray of day-to-day amenities and is located less than half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located less than 3 miles away.

COUNCIL TAX BAND: D

EPC RATING: D

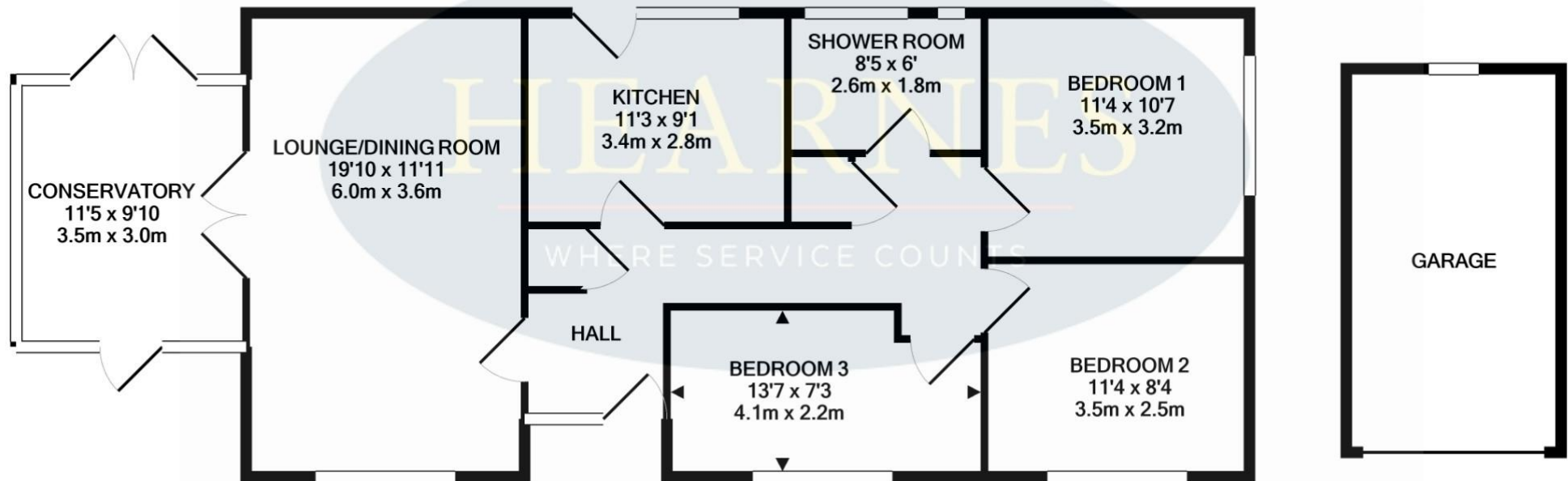
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

## ***“A modernised bungalow with a 55ft landscaped South facing garden in a cul-de-sac”***



TOTAL APPROX. FLOOR AREA 1099 SQ.FT. (102.1 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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GROUND FLOOR  
APPROX. FLOOR  
AREA 948 SQ.FT.  
(88.1 SQ.M.)

NOT LOCATED IN EXACT POSITION  
APPROX. FLOOR  
AREA 151 SQ.FT.  
(14.0 SQ.M.)

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



