



**HEARNES**

WHERE SERVICE COUNTS

**Bournemouth, Dorset, BH11 9FE**

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## FREEHOLD PRICE: £575,000

A well proportioned four double bedroom, two reception room, two bathroom detached family home with a generous kitchen/diner, separate utility, landscaped rear garden with dining area, off road parking for two cars and a garage located on a wide avenue overlooking the sang land.

- Large entrance hall with access to cloakroom, study, sitting room and storage cupboard
- Generous size twin aspect kitchen/dining room with double glazed French doors opening onto the patio and double doors opening into the sitting room with understairs storage. The kitchen is finished in a range of high gloss grey units with complementary quartz worktops, an oven, four ring gas hob, integrated dishwasher, washing machine and fridge freezer
- Separate utility with plumbing for washing machine and tumble dryer and side access
- Cloakroom with wash hand basin and WC
- Study with views over sang land
- Sitting room with large picture window overlooking sang land
- Landing with loft access and double door airing cupboard
- Four double bedrooms with dual aspect, the main bedroom overlooking sang land and en suite shower room with double shower, wash hand basin and WC
- Family bathroom including a shower over the bath, wash hand basin and WC
- Landscaped garden with outdoor kitchen area and two al fresco dining areas
- Off road parking for two cars and single garage

This property is situated in the semi rural location of Canford Paddock, opposite protected natural greenspace with river walks along the nearby River Stour. The market town of Wimborne Minster is 3.6 miles away with an abundance of cafes, restaurants and local shops and both Bournemouth and Poole are within easy reach with activities for all the family to enjoy.

COUNCIL TAX BAND: E (BCP Council)    EPC RATING: A

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese 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.

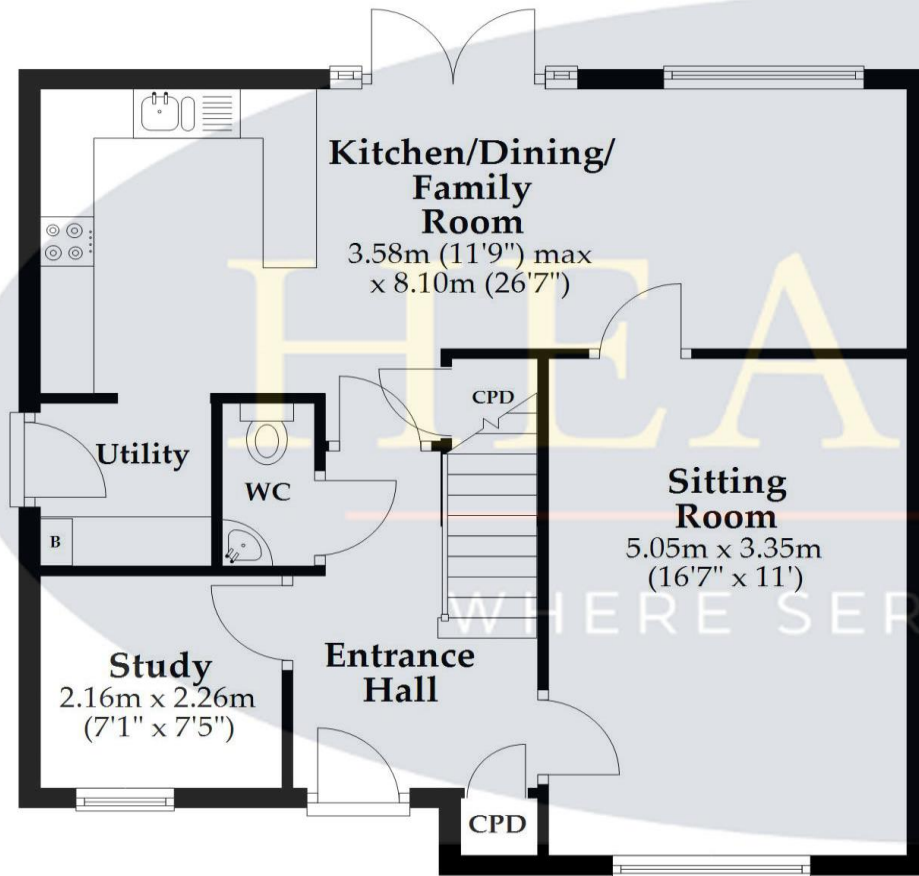




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

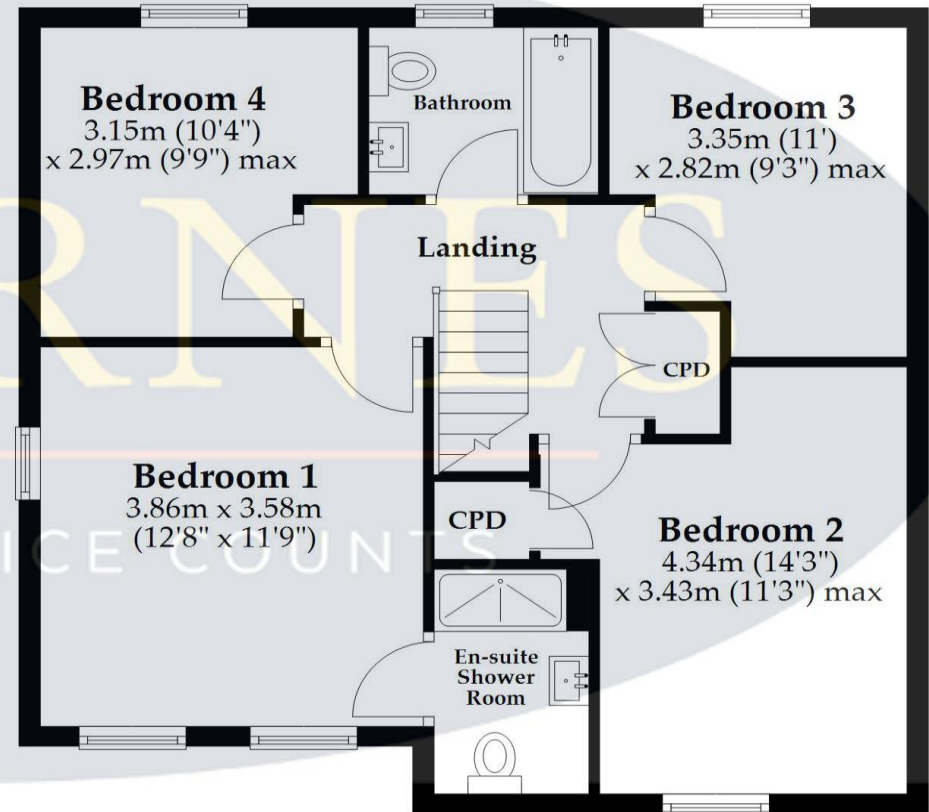
## Ground Floor

Approx. 61.3 sq. metres (659.9 sq. feet)



## First Floor

Approx. 60.7 sq. metres (653.2 sq. feet)



Total area: approx. 122.0 sq. metres (1313.1 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood





Protected natural green space



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