

HEARNES

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**Bearwood
Bournemouth, Dorset, BH11 9FE**

Bournemouth, Dorset, BH21 9FE

FREEHOLD PRICE: £550,000

An immaculately presented and spacious three storey family home offering four bedrooms, contemporary kitchen/dining room, cloakroom, two en suites as well as a family bathroom. The property was built to a high standard in 2020 by David Wilson Homes situated on the edge of Bearwood.

- Spacious entrance hallway with under stairs cupboard
- Modern cloakroom with wash hand basin and WC
- Large sitting room with attractive front aspect bay window
- Stunning kitchen/dining room with high gloss base and eye level units with quartz worktops, integrated appliances comprising five burner gas hob with extractor fan over, electric double oven, fridge/freezer, washing machine and dishwasher. Space for table and chairs, French doors to the rear garden
- First floor landing area with three good size bedrooms
- Bedroom two with luxury en suite shower room with shower cubicle, wash hand basin and WC
- Family bathroom comprising a white three piece suite
- Second floor landing area
- Superb main bedroom (20'11" x 11'2") with luxury en suite shower room
- Double glazing and gas heating
- Remainder of 10 year building warranty
- Outside: Ample off road parking leading to garage. The rear garden has an artificial lawn area with paved patio ideal for al fresco dining for ease of maintenance enclosed by panel fencing and brick walling

The property is situated approximately 1.5 miles from the picturesque village of Canford Magna and about 3.5 miles from the market town of Wimborne. The coastal resorts of Bournemouth and Poole are both nearby.

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

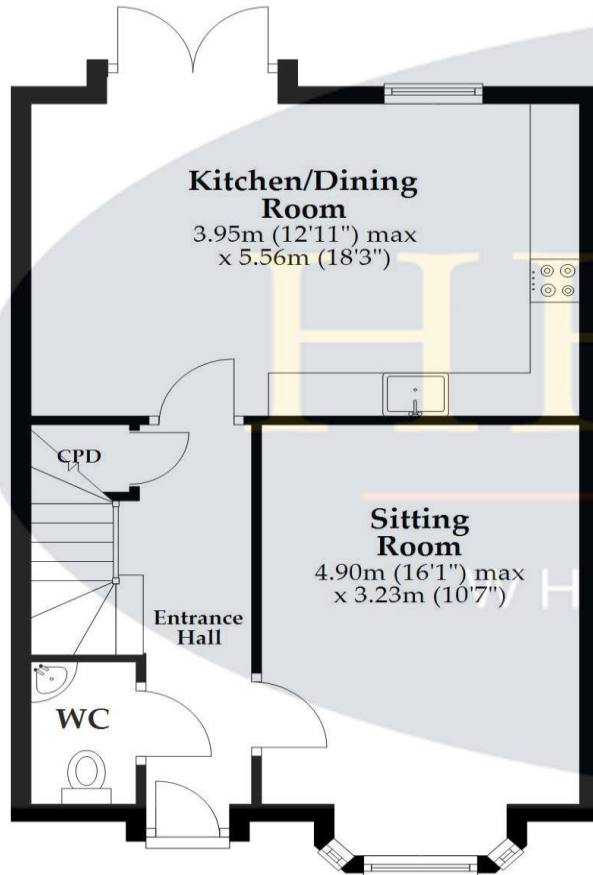
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.



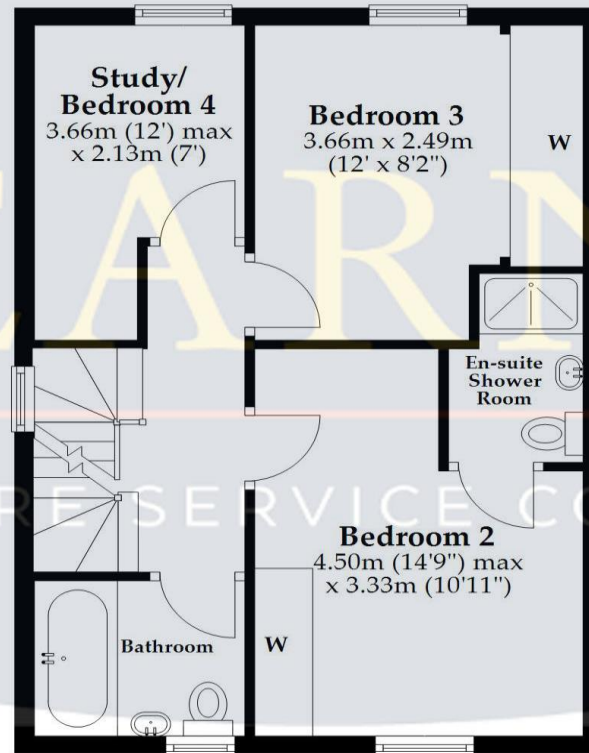


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

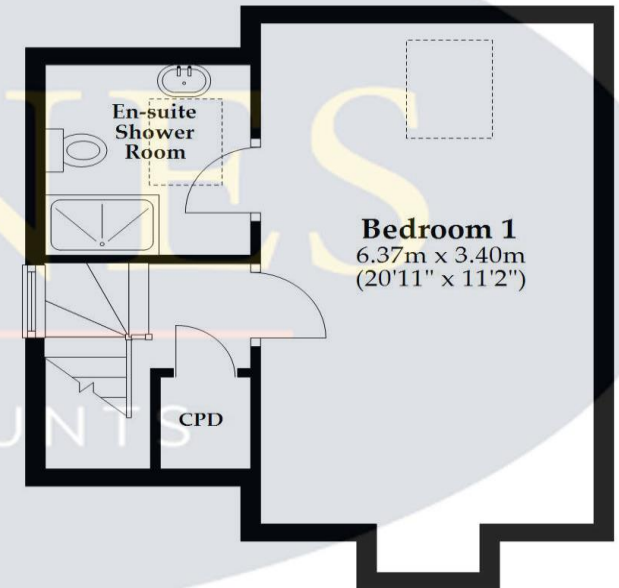
Ground Floor



First Floor



Second Floor



Total area: approx. 121.7 sq. metres (1310.3 sq. feet)

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







Sang land for public use



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