



HEARNES

WHERE SERVICE COUNTS

**Bearwood
Bournemouth, Dorset, BH11 9FQ**

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FREEHOLD PRICE: £375,000

A well presented detached family home offering three bedrooms as well as a good size kitchen/dining room and generous size south facing rear garden situated in a cul de sac location.

- Built by Barrett Homes in 2019 with remaining NHBC warranty
- Solar panels generating electricity for personal use
- Entrance hallway with large built-in cupboard and cloakroom
- Well proportioned sitting room with walk in under stairs cupboard and French doors leading to rear garden
- Good size kitchen/dining room with range of base and eye level units with complementary worktops, inset gas hob with AEG electric oven and extractor fan over, integrated washing machine, dishwasher and fridge freezer
- First floor landing with access to half boarded loft
- Three bedrooms. Main bedroom with fitted wardrobes and en suite shower room
- Family bathroom with modern three piece suite
- Double glazing and gas heating
- Outside: There is an open plan front garden and block paved driveway to the side providing off road parking. A side gate leads to the rear south facing garden which is laid to lawn with borders, a shed and paved patio area
- Maintenance: We understand from the vendor there is an annual fee for the road and communal landscaped areas of approximately £340 per annum

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: D EPC RATING: A

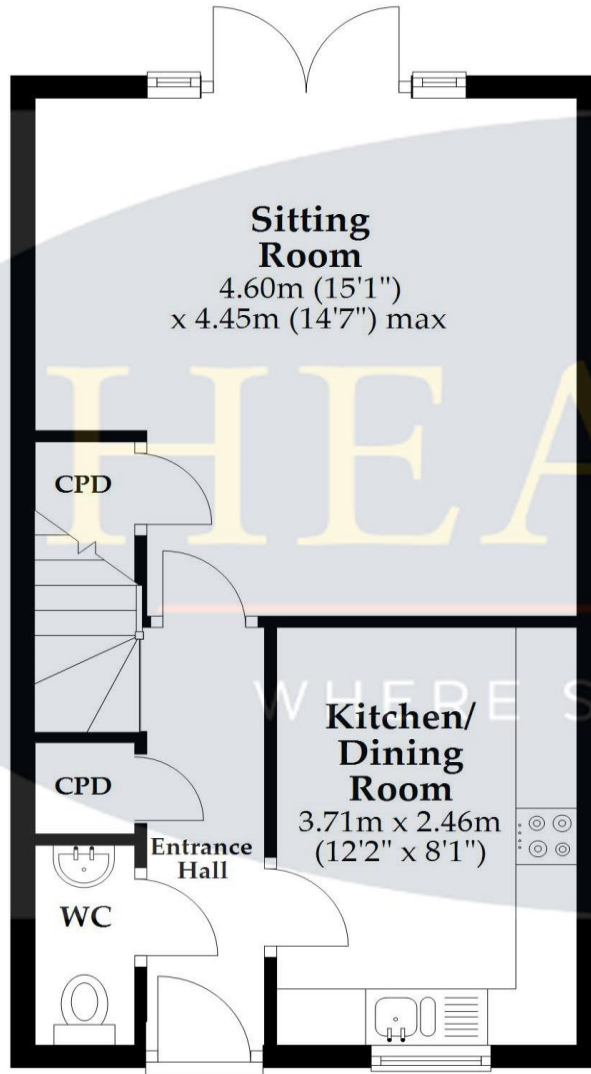
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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

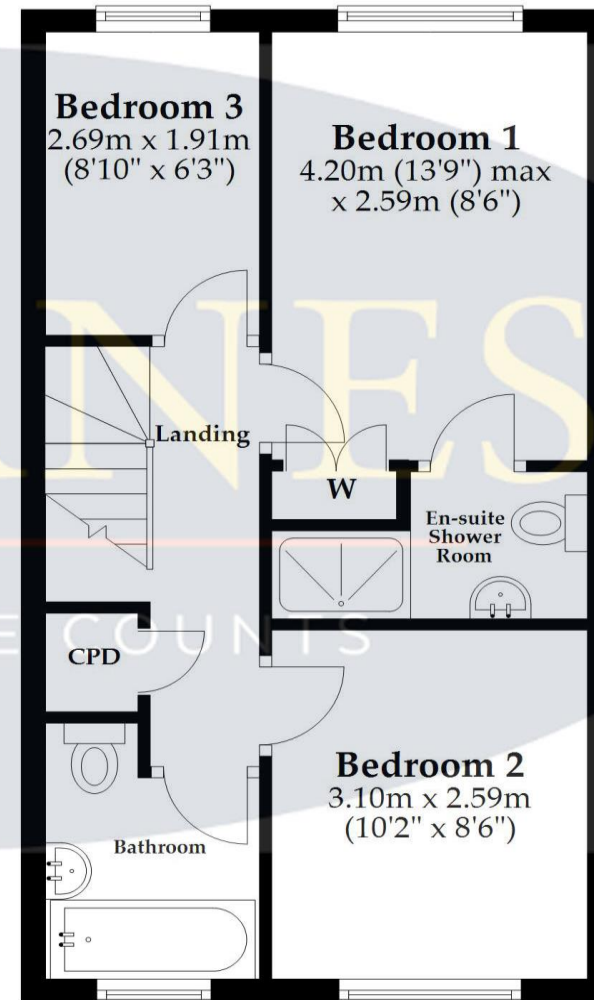
Ground Floor

Approx. 37.4 sq. metres (402.2 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



Total area: approx. 75.0 sq. metres (806.8 sq. feet)

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



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