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Bearwood
Bournemouth, Dorset, BH11 9NE

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FREEHOLD PRICE: £575,000

An extended spacious five bedroom, two reception room, two bathroom detached family home with an open plan kitchen/living/dining room, a garage, parking for several cars and a motor home set on a generous size plot.

- Entrance hall with under stairs storage
- Superb triple aspect open plan kitchen/living/dining room with double glazed French doors opening onto the patio
- The kitchen has a range of sage units with complementary worktops, a double oven, five ring gas hob and space for dishwasher
- Separate utility room with a range of matt white units and complimentary worktops, stainless steel sink and space for washing machine and fridge freezer
- Cloakroom with wall mounted wash hand basin, vanity unit and WC
- Separate sitting room with large picture window and front aspect (currently used as a work room)
- Five bedrooms, three doubles and two good size singles
- The main bedroom has a range of fitted furniture and an ensuite shower room with walk in shower, heated towel rail and a range of contemporary fitted furniture, wash hand basin and WC
- Two further bedrooms, both with fitted wardrobes
- Family bathroom with separate shower cubicle, bath with shower attachment, bidet, wash hand basin set in a vanity unit and WC
- Ample parking and detached garage
- Large established, well stocked garden with patio ideal for al fresco dining and a mature apple tree

The property is close to local amenities including community centre, Co-op stores and pharmacy and wonderful retail park close by on Ringwood Road. The town of Bournemouth with its award-winning sandy beaches and Bournemouth International Airport are both approximately 6 miles away.

COUNCIL TAX BAND: E EPC RATING: C

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

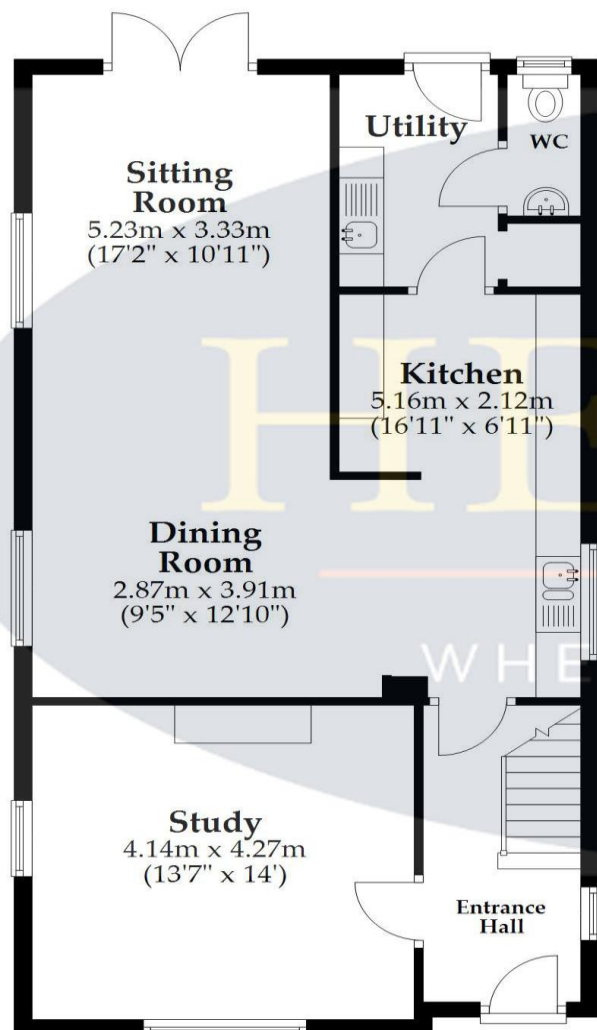




Note: Measurements were not taken
by LJT Surveying and we cannot
guarantee their accuracy.

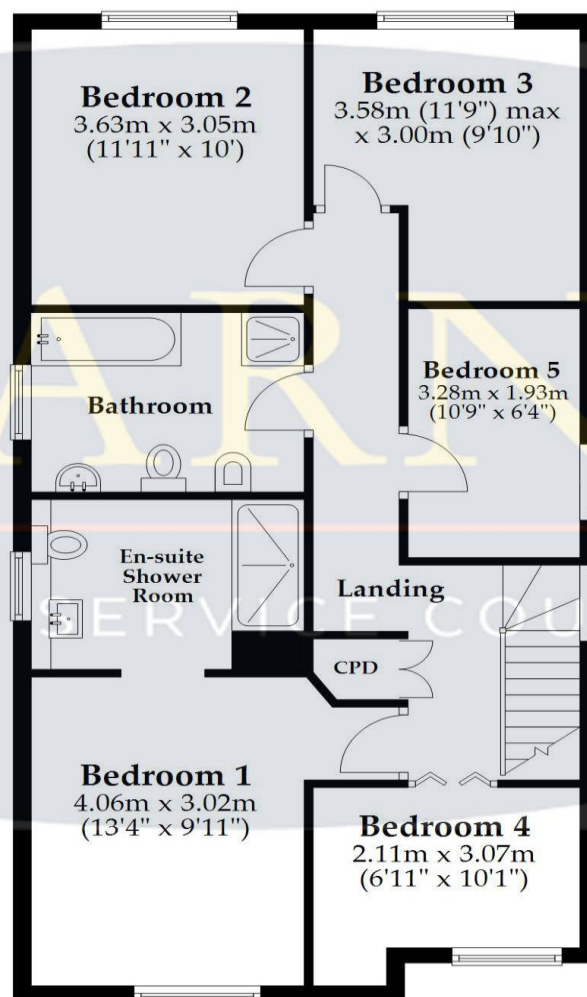
Ground Floor

Approx. 75.6 sq. metres (814.2 sq. feet)



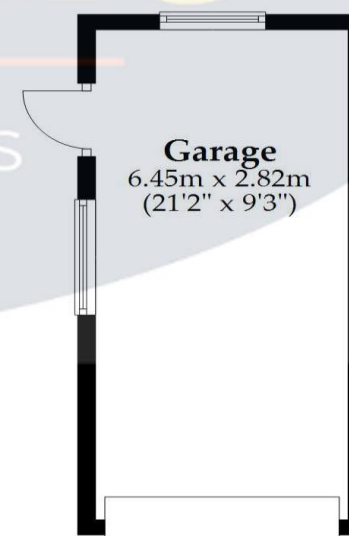
First Floor

Approx. 76.4 sq. metres (822.3 sq. feet)



Garage

Approx. 18.2 sq. metres (195.7 sq. feet)



Total area: approx. 170.2 sq. metres (1832.2 sq. feet)

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



LJT SURVEYING





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www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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