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**Bearwood
Dorset, BH11 9FU**

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FREEHOLD PRICE: £390,000

A modern detached family home offering three bedrooms as well as a modern kitchen/breakfast room and utility room with off road parking and south facing rear garden situated on the popular Canford Paddock development on the outskirts of Bearwood.

- Built in 2022 by David Wilson Homes
- Karndean flooring to ground floor (except sitting room)
- Solar panels generating electricity for personal use
- Remainder of the 10 year builder's warranty
- Covered entrance canopy with front door to hallway
- Downstairs cloakroom
- Sitting room enjoying a dual aspect
- Spacious kitchen/breakfast room with range of base and eye level units with complementary worktops, inset gas hob, extractor fan over, electric oven, integrated fridge freezer and dishwasher, space for table and chairs, rear aspect window and French doors to garden
- Separate utility room with space for washing machine, cupboard housing boiler and further separate storage cupboard, door to outside
- Three good size bedrooms. Main bedroom with built in wardrobes and en suite shower room
- Family bathroom with modern three piece suite
- Outside: The property is situated on a corner plot. The front and side gardens are laid to artificial grass with a hedgerow boundary. A blocked paved driveway provides parking for two cars and has an EV charger. South facing rear garden with large, paved terrace patio leading to lawn area and enclosed by panel fencing with exterior lighting and water tap
- Maintenance: We understand from the vendor there is an annual fee for the road and communal landscaped areas of approximately £360 per annum
- AGENTS NOTES: The sellers are able to offer up to £2,000 towards the buyer's legal fees, subject to terms and conditions

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

COUNCIL TAX BAND: C EPC RATING: A

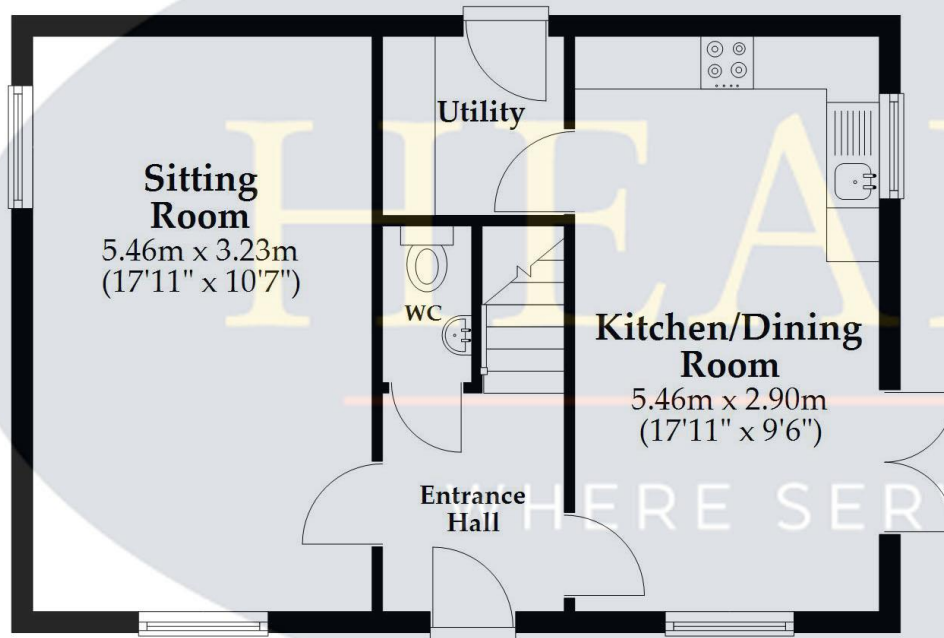
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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

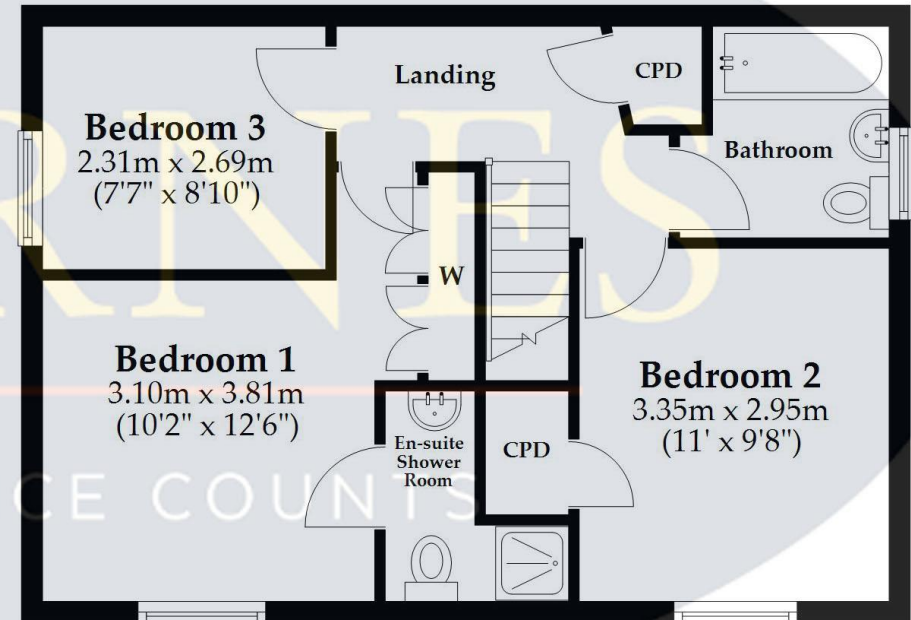
Ground Floor

Approx. 43.9 sq. metres (473.0 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.5 sq. feet)



Total area: approx. 88.2 sq. metres (949.5 sq. feet)

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



