



HEARNES

WHERE SERVICE COUNTS

New Road, Northbourne  
Dorset, BH10 7DR



# FREEHOLD PRICE

## £375,000

***“A deceptively spacious and extremely versatile 1,300 sq ft chalet bungalow with a 75ft private garden”***

This immaculately presented and deceptively spacious three double bedroom, two bathroom detached chalet bungalow has a 75ft private rear garden, a studio/workshop, car port and a driveway providing generous off-road parking. Situated in a popular and convenient location within Northbourne.

This light and spacious chalet bungalow must be seen to be fully appreciated and is offered with no onward chain.

### Ground Floor

- 21ft Entrance hall
- Dual aspect **cottage style kitchen/dining room** beautifully finished with granite work surfaces, inset sink with drainer, integrated oven and hob, recess for a fridge/freezer, recess and plumbing for a washing machine and dishwasher, ample space for a dining table and chairs, Karndean flooring, a double glazed window overlooking the rear garden and a double glazed door leading out to the side driveway
- **13ft Lounge** with direct access out to the conservatory
- Fully double glazed **conservatory** with a tiled floor, a radiator allowing for this room to be used all year round and double glazed French doors leading out to the rear garden
- 16ft Dual aspect **ground floor double bedroom/reception room** with a feature fireplace with a tiled insert and slate hearth
- Additional **ground floor double bedroom**
- **Family bathroom** incorporating a panelled bath with mixer taps and shower hose, wc, fully tiled walls and flooring

### First Floor

- **19ft Master bedroom** with two fitted double wardrobes and fitted drawer storage
- **Walk in wardrobe**
- Extremely spacious **en-suite bathroom** incorporating a panelled bath with mixer taps, shower hose and shower over, a glass shower screen, wc and pedestal wash hand basin
- **Rear garden** which is a superb feature of the property as it is beautifully kept, offers an excellent degree of seclusion and measures **approximately 75ft x 40ft**. Adjacent to the rear of the property there is a paved patio area and a useful timber storage shed, with the remainder of the garden predominantly laid to lawn and a further paved seating area half way down the garden with a Pergola over. At the far end of the garden there is a **summer house**
- Front driveway providing **generous off-road parking**, with double wooden side gates giving access to an area of side driveway where there is a **car port** which leads up to a workshop/studio
- **Workshop/studio** which would make and ideal home office or games room as it is fully insulated and has light and power
- Further benefits include double glazing and a gas-fired central heating system
- Could be offered with **no onward chain**

Local amenities in Northbourne are less than 300 metres away, whilst Ferndown's town centre with its array of shops, cafes, restaurants, leisure and recreational facilities is approximately 3 miles away.

### COUNCIL TAX BAND: D

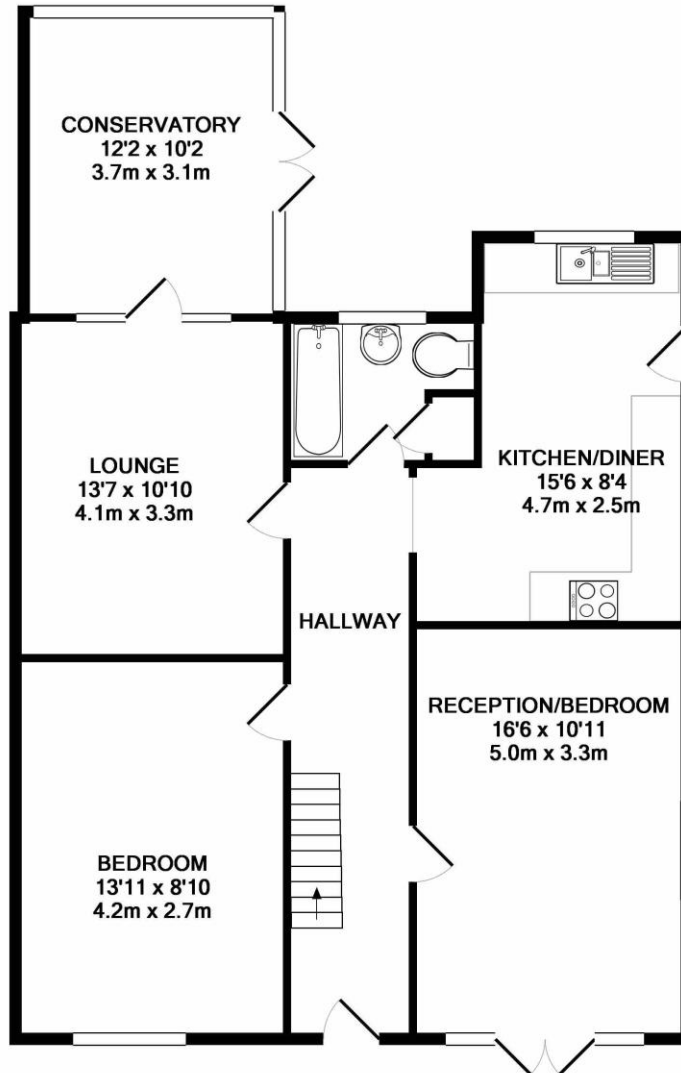
### EPC RATING: F

AGENTS NOTE: 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.

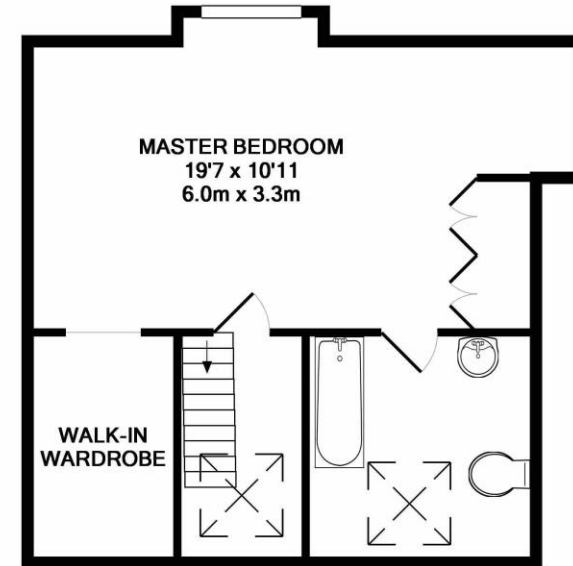




NOT LOCATED IN THE EXACT POSITION  
APPROX. FLOOR  
AREA 110 SQ.FT.  
(10.2 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 921 SQ.FT.  
(85.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 438 SQ.FT.  
(40.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 1469 SQ.FT. (136.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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