



HEARNES

WHERE SERVICE COUNTS

Home Road, Bournemouth
Dorset, BH11 9BN

FREEHOLD PRICE

£329,950

“A conveniently located and extended detached bungalow with a private west facing garden”

This beautifully presented and extended three double bedroom detached bungalow has a 40ft private west facing rear garden, detached single garage and generous off-road parking. Situated in a convenient location within easy reach of the shops and amenities in Kinson.

- **Entrance hall** with a loft hatch and a pull down ladder giving easy access to the large loft space
- **Lounge** with an attractive exposed stone fireplace with an inset living flame coal effect electric fire
- **Dining room** with a double glazed window offering glorious views over the rear garden
- Fully double glazed **conservatory** with a radiator allowing for the room to be used all year round and double glazed French doors leading out to the garden and patio
- **Refitted kitchen** incorporating ample work surfaces, a good range of light oak effect base and wall units, stainless steel sink unit and drainer, integrated oven, microwave, hob and extractor, space for a fridge/freezer and a recess and plumbing for a washing machine
- **Main double bedroom** with a double glazed window to the front aspect
- **Second double bedroom** with a double glazed bay window to the front aspect and a cupboard housing a replacement Worcester gas-fired boiler
- **Third bedroom/reception room**, currently used as an office/hobby room with a double glazed window to the side aspect
- **Shower room** refitted in a stylish white suite to incorporate a double shower cubicle, wc, pedestal wash hand basin, fully tiled walls and flooring
- Approximately 45ft x 30ft **West facing rear garden** offering an excellent degree of seclusion and incorporating a good sized paved patio area enclosed by a low level wall, as well as a central area of lawn. The garden is stocked with many attractive plants and shrubs and within the garden there is a good sized timber storage shed with light and power
- Side driveway providing **generous off-road parking**, which in turn leads down to a detached single garage
- Detached **single garage** with a metal up and over door, light and power
- Double glazing, a gas-fired central heating system with a replacement boiler and UPVC fascias and soffits

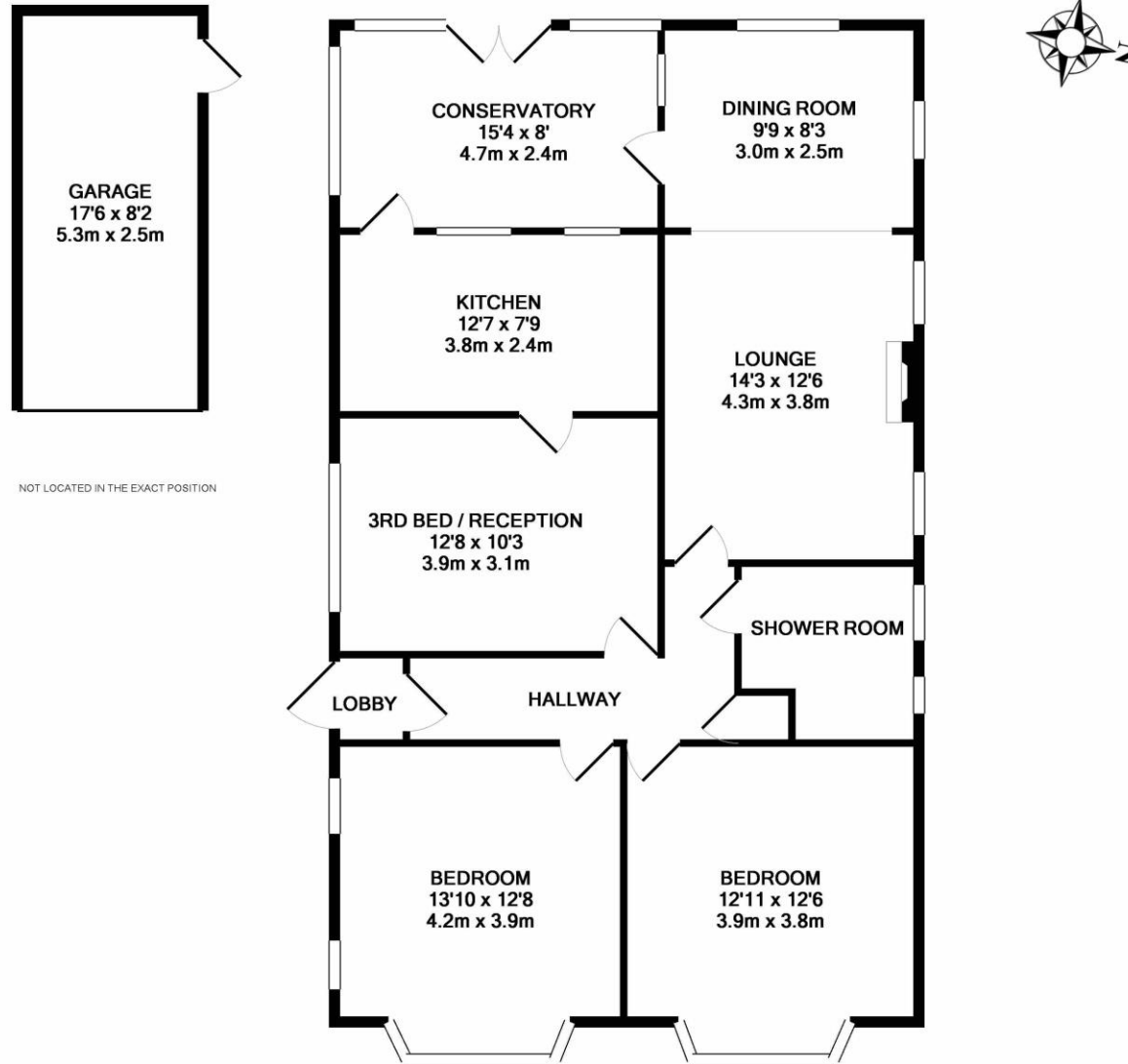
Kinson offers an excellent selection of day to day amenities, with the centre approximately 200 metres away. Ferndown offers an excellent selection of shopping, leisure and recreational facilities, with the town centre approximately 3.5 miles away.

COUNCIL TAX BAND: C

EPC RATING: C

AGENTS NOTE: 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.





NOT LOCATED IN THE EXACT POSITION

GROUND FLOOR

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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

