



**HEARNES**

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**Middle Road, Bournemouth  
Dorset, BH10 5JU**



# FREEHOLD PRICE

## £400,000

***“A substantially enlarged and beautifully finished family home with a private south facing garden”***

This substantially enlarged and recently modernised four double bedroom detached chalet style bungalow has a 45ft private rear garden, a detached summer house and workshop and a driveway providing generous off-road parking. Situated in a popular and convenient location close to amenities.

### Ground Floor

- **Entrance hall** with a **study area** underneath the staircase
- **19ft Lounge** with a Portuguese limestone fireplace with a living flame coal effect gas fire creating an attractive focal point in the room and oak bi-fold doors opening out to the day room/dining room
- **20ft Day room/dining room** which has double glazed windows overlooking the south facing rear garden and double glazed sliding patio doors leading out to a block paved patio area
- Refitted **kitchen** beautifully finished with solid oak work surfaces and a good range of high gloss amphasite grey base and wall units, integrated Bosch oven, hob and extractor, recess and plumbing for a washing machine and dishwasher, integrated microwave, a cupboard housing a wall-mounted gas-fired boiler and attractive tiled splashbacks
- Large **master double bedroom** with a bay window to the front aspect, full length fitted floor to ceiling wardrobes, fitted bedside drawer and a fitted chest of drawers
- **Bedroom two** is also a double bedroom with a double glazed bay window to the front aspect
- **Family bathroom** finished in a white suite to incorporate a panelled bath with shower over, wall-mounted wash hand basin with vanity storage beneath, additional vanity storage, wc and fully tiled walls

### First Floor

- **Bedroom three** is a double bedroom with access into the eaves for useful storage
- **En-suite cloakroom** incorporating a wc and a wall-mounted wash hand basin with vanity storage beneath
- **Bedroom four** is a double bedroom with access into the eaves for useful storage
- **Southerly facing rear garden** offering a good degree of privacy and measuring approximately 45ft x 20ft. Adjacent to the rear of the property there is a block paved patio area with the remainder of the garden predominantly laid to lawn, whilst in the far corner of the garden there is a wood chipped play area
- Front gravelled driveway providing **off-road parking**, with double wooden gates opening onto a side driveway which leads up to a summer house with an adjoining **workshop**
- **Summer house** with light and power
- Further benefits include double glazing and a gas-fired central heating system

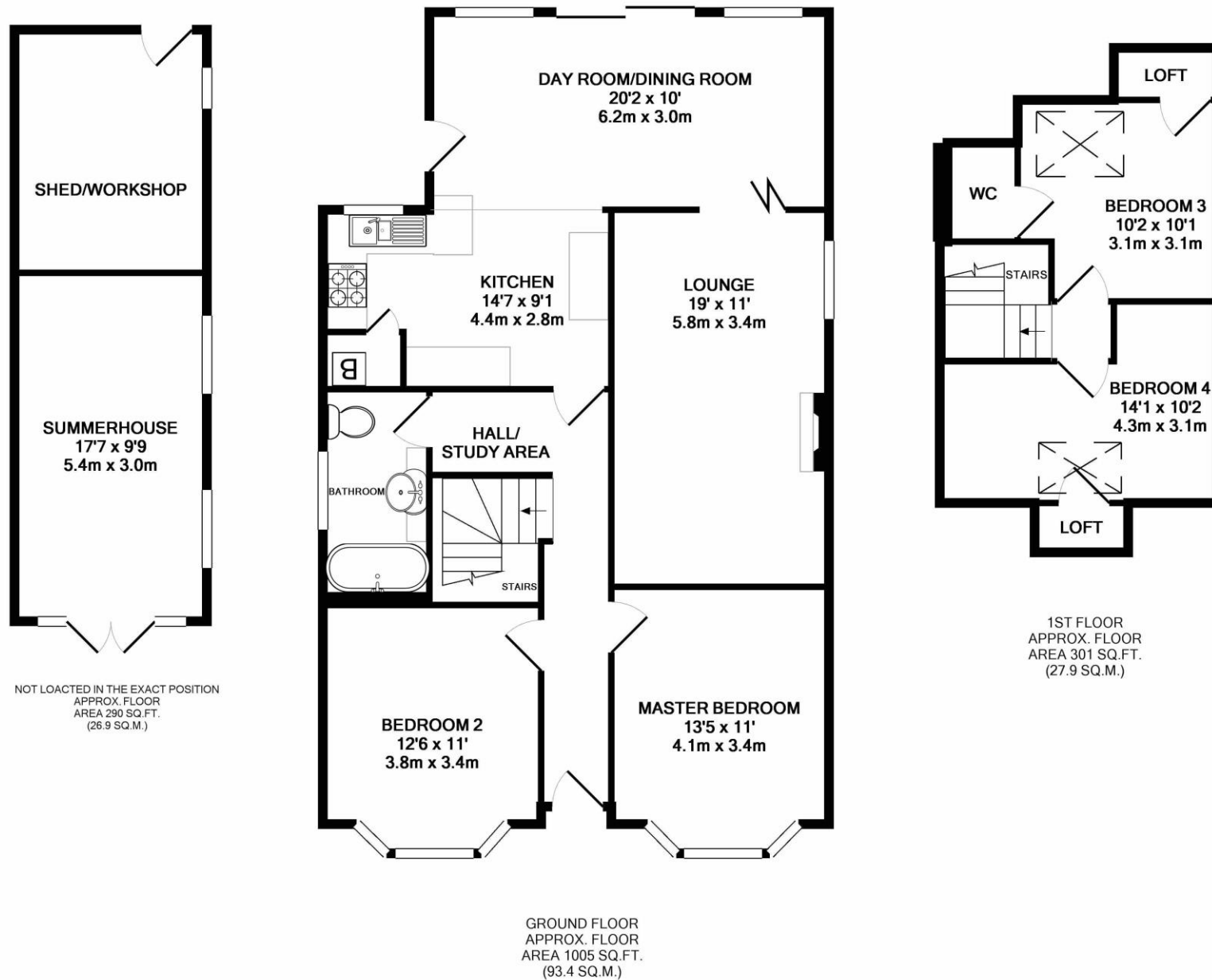
The property is conveniently located for amenities in Kinson approximately 450 metres away. Bournemouth offers an array of shops, restaurants and leisure facilities, as well as miles of sandy beaches, with the town centre approximately 5 miles away. Ferndown also offers a good selection of amenities with the town centre approximately 3.5 miles away.

**COUNCIL TAX BAND: D**

**EPC RATING: E**

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.





TOTAL APPROX. FLOOR AREA 1596 SQ.FT. (148.3 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



