



HEARNES
WHERE SERVICE COUNTS

**Kingswell Road, Bournemouth,
Dorset BH10 5DN**

FREEHOLD PRICE

£300,000

“A 1930’s detached home with 65ft garden, detached garage and off-road parking”

This generous sized 1930’s three-bedroom detached family home has a 65ft garden, detached single garage and generous off-road parking.

The property has been owned by the current family since it was built in the 1930’s. Over the years the property has been well maintained and now comes to the market offered with immediate vacant possession.

- **Three-bedroom detached family home**
- **Entrance hall**
- Ground floor **cloakroom** finished in a white suite
- 26ft dual aspect **lounge/dining room**.
- **Lounge area** has windows overlooking the rear garden
- **Dining area** with ample space for table and chairs and a bay window to the front aspect
- **Dual aspect kitchen/breakfast room** incorporating work surfaces, base and wall units, stainless steel sink unit with drainer and water filter tap, fold out breakfast bar, recess for cooker, recess plus plumbing for washing machine, recess for tumble dryer with outlet, space for fridge/freezer, cupboard housing a wall mounted gas-fired boiler, fully tiled walls and door leading out onto the rear garden

First floor

- **Bedroom one** is a large double bedroom with bay window to the front aspect, fitted wardrobes, cupboards, dressing table and bedside cabinets
- **Bedroom two** is a good-sized double bedroom with airing cupboard enjoying a view of the rear garden
- **Bedroom three** is a good-sized single bedroom with a window to the side aspect
- **Wet room** incorporating walk-in shower area, pedestal wash-hand-basin and W/C, automated extractor fan and fully tiled walls
- The **rear garden** is a superb feature of the property as it measures approximately 65ft x 30ft. The garden itself is predominantly laid to lawn. Within the garden there are mature trees, a pond, a circular patio and further patio with trellis over, along with a summer house located at the end of the garden. Throughout the garden there are various outside lights
- A wooden five bar gate opens on to a **side driveway** which provides generous off-road parking for several vehicles, and in turn leads up to a detached single garage
- **Detached single garage** has a metal up and over door, light and power and a rear personal door
- **Further benefits** include replacement UPVC fascia’s and soffits, gas fired central heating system and the property is offered with no onward chain

Winton High Street is located approximately 1.5 miles away and offers a wide array of facilities. Bournemouth’s town centre has an array of shops, cafes, restaurants. Ferndown’s town centre offers an excellent range of day to day amenities and is around 4 miles away.

COUNCIL TAX BAND: D

EPC RATING: E

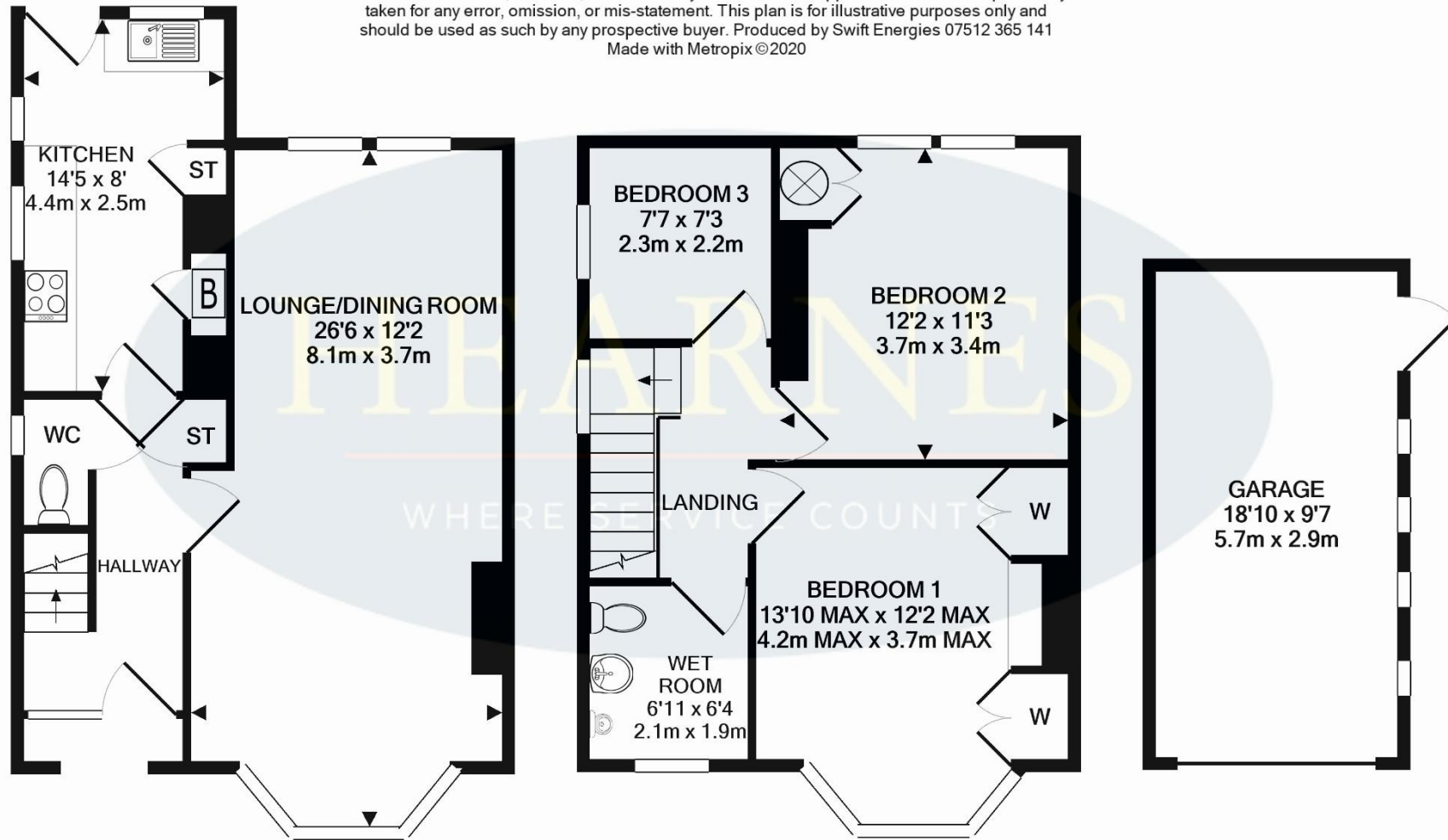
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 1099 SQ.FT. (102.1 SQ.M.)



Whilst every attempt have 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 buyer. Produced by Swift Energies 07512 365 141
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GROUND FLOOR
APPROX. FLOOR
AREA 479 SQ.FT.
(44.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.8 SQ.M.)

NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 181 SQ.FT.
(16.8 SQ.M.)

