

**41 Knighton Heath Road, Bearwood,
Bournemouth, Dorset, BH11 9PW**

**£365,000
Freehold**



Set within a very popular and convenient location lies this impeccably presented detached bungalow close to local amenities and excellent bus services. The beautifully presented accommodation comprises of an entrance porch, good size welcoming entrance hallway, lounge with French Doors leading out to the rear garden, stylish modern fitted kitchen with integrated appliances, two double bedrooms with en-suite shower room to the master, separate dining room/bedroom three and modern fitted shower room. There is UPVC double glazing (tinted window to main bedroom), gas fired central heating, car port and driveway providing ample off road parking, garage and a low maintenance sunny aspect rear garden.

PORCH With UPVC double glazed window and UPVC part double glazed door, radiator, smooth set ceiling, light point, leads up to a further UPVC part double glazed opaque door which in turn leads through to:

GOOD SIZE ENTRANCE HALLWAY Smooth set ceiling, light point, smoke detector, loft access hatch providing roof storage space with fitted ladder, partly boarded, power and light, cupboard housing the electric consumer unit, radiator, airing cupboard with slatted shelving for linen storage, wood effect flooring, white panelled doors then lead off to:

LOUNGE 14' x 11' (4.27m x 3.35m) Smooth set ceiling, light point, UPVC double glazed French doors leading out onto patio and rear garden with two UPVC double glazed windows either side, focal point coal effect electric fire with marble style hearth and mantel surround, TV, telephone and cable points (subject to any necessary subscription), two UPVC double glazed opaque windows to the side aspect, radiator.

DINING ROOM/BEDROOM 3 9' x 7' 6" (2.74m x 2.29m) Smooth set ceiling, light point, UPVC double glazed window to front aspect, radiator below, TV point. This room has the option of being a separate dining room or third bedroom.

KITCHEN 12' x 7' 11" exc. door recess (3.66m x 2.41m) A stylish modern fitted kitchen comprising a range of cream fronted soft closing wall and base units, matching coloured drawers all with chrome type handles, quartz effect square edge worksurface incorporating Franke scratch resistant one and a half bowl drainer sink with mixer tap, five ring gas hob with chimney style extractor hood above, two fitted spot lights and below there is a fan assisted oven and grill, further integrated appliances include fridge/freezer, dishwasher and washing machine, part brick effect tiled walls, Vaillant gas combination boiler, smooth set ceiling, light point, UPVC double glazed window to rear aspect, UPVC part double glazed opaque door leading out onto the front and rear of the property, tiled floor, radiator, TV point.

BEDROOM 1 9' into bay exc. recess x 11' to wardrobe (2.74m x 3.35m) Smooth set ceiling, UPVC double glazed window to front aspect with radiator below, further UPVC double glazed window to side, along one wall there is a fitted wardrobe with sliding doors, shelving and hanging space, TV point, sliding door leads through to:

EN-SUITE SHOWER ROOM 7' 6" x 3' (2.29m x 0.91m) Comprising of a fitted shower cubicle with Triton electric shower, bi-folding glass door with chrome trim, vanity unit with wash hand basin and mixer tap with mirror and light above and below there is a white gloss fronted storage cabinet, low flush push button WC, tiled walls with coloured mosaic pattern, smooth set ceiling, downlighters, extractor fan, tiled floor.

BEDROOM 2 9' 5" x 8' 5" (2.87m x 2.57m) Smooth set ceiling, light point, UPVC double glazed window with radiator below, along part of one wall there is a fitted wardrobe with sliding doors, shelving and hanging space.

SHOWER ROOM 7' 4" x 6' 3" (2.24m x 1.91m) Comprising of a oversized shower cubicle with mains operated shower and rainfall shower head, glass sliding door with chrome trim, vanity unit with wash hand basin with mixer tap, white gloss fronted storage cabinet below with soft closing doors, low flush push button WC with concealed cistern, tiled walls with mosaic pattern, chrome effect ladder style towel rail, smooth set ceiling, downlighters, extractor fan, UPVC double glazed opaque window, tiled floor.



OUTSIDE - FRONT There is an area laid to lawn with slate chip borders to one side and abutting the property, mature shrubbery to the front. A driveway which is accessed via wrought iron gates provides off road parking which leads up to a carport with external light, water tap and power point and a pathway leads up to the front porch. The front garden is enclosed with a combination of close boarded fencing and brick walling. A gate gives access to:

OUTSIDE - REAR We feel that the rear garden offers a certain degree of privacy and seclusion enjoying a sunny westerly aspect. Initially there is a large patio area, external tap and hardstanding to the other side. Brick built rockery with mature plants and shrubbery, steps then lead up to a further patio area suitable for outside dining/garden furniture with storage area located behind the garage. There is a GARAGE measuring 17' x 10' currently for storage purposes only which has an up and over door, power and light, UPVC double glazed opaque window to the side aspect and a pitched roof.

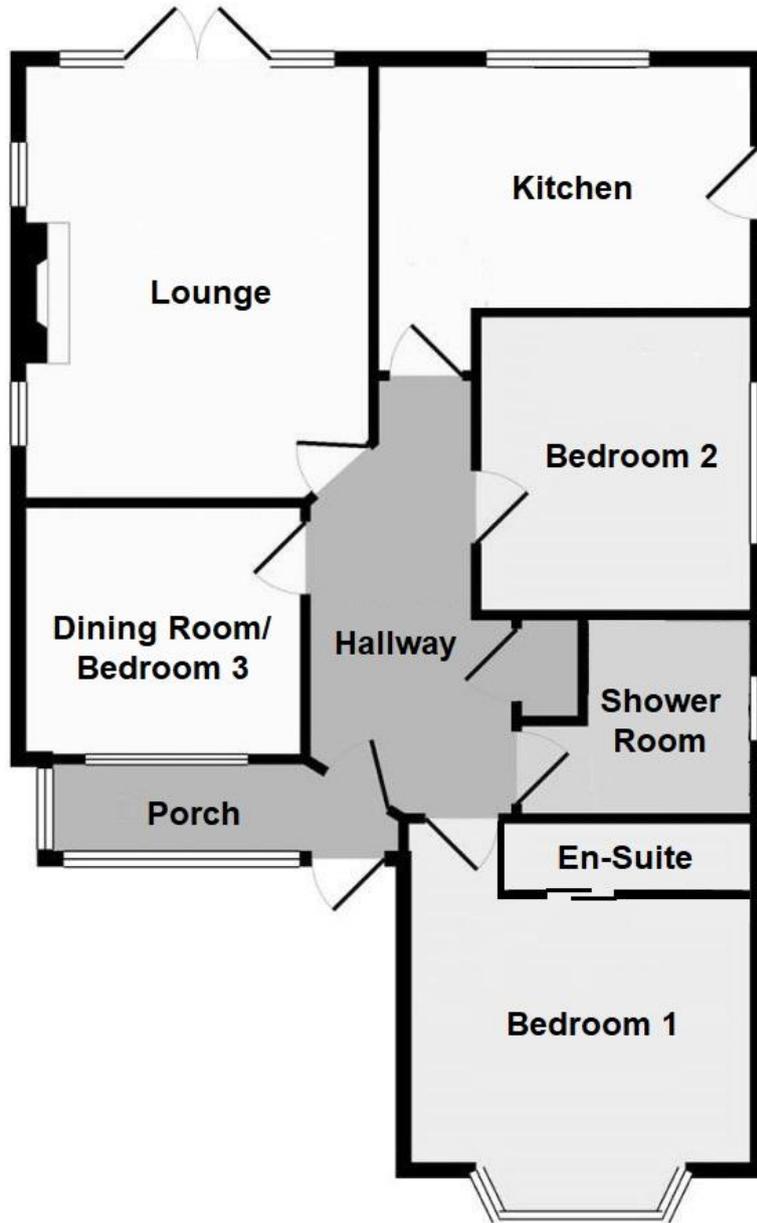
COUNCIL TAX BAND 'C' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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