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**Kinson Park Road, Bournemouth
Dorset BH10 7HH**

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FREEHOLD PRICE £345,000

A spacious and well-presented three bedroom, two bathroom detached bungalow offering versatile accommodation, set in the popular location of Northbourne and within the Hill View School catchment area.

A particular feature of the property is a recently refitted L-shaped kitchen offering a range of units, built in Hotpoint double oven, Necht four ring electric hob with overhead extractor, space for a fridge/freezer (dishwasher and washing machine subject to negotiation) a double glazed window to the rear elevation enjoying views over the rear garden and a double glazed door leading out to the side of the property. The lounge has a double glazed bay window to the front elevation, a remote control electric fire and an archway through to the dining room with a double glazed window to the side elevation. Solid Birchwood flooring runs throughout the ground floor accommodation.

Bedroom one benefits from two double and two single built in wardrobes and a double glazed bay window to the front elevation. Bedroom two has a walk in wardrobe and double glazed sliding patio doors leading out to a decking area with electric awning and views of the rear garden. Bedroom three has a double glazed window to the side elevation and stairs leading up to a large entertainment/hobbies space with a double glazed Velux window to the rear elevation. Bedroom three interconnects to the main family bathroom which incorporates a bath with overhead shower, vanity unit with wash hand basin, vanity unit with built in wc with solid wood flooring and fully tiled walls. There is a family shower room having a vanity unit with built in wash hand basin, wc, shower and partly tiled walls.

The rear garden measures approximately 60ft x 35ft, has well stocked flower beds and mature shrubs, with a rockery and water feature. Adjacent to the rear of the property is a patio area with the remainder of the garden mainly laid to lawn. There are two useful storage sheds and a summer house with light and power which is currently used as a studio. This would provide the ideal space for a home office.

A front driveway provides off-road parking for four vehicles with a side driveway leading to a detached single garage.

The garage has a metal up and over door, light and power.

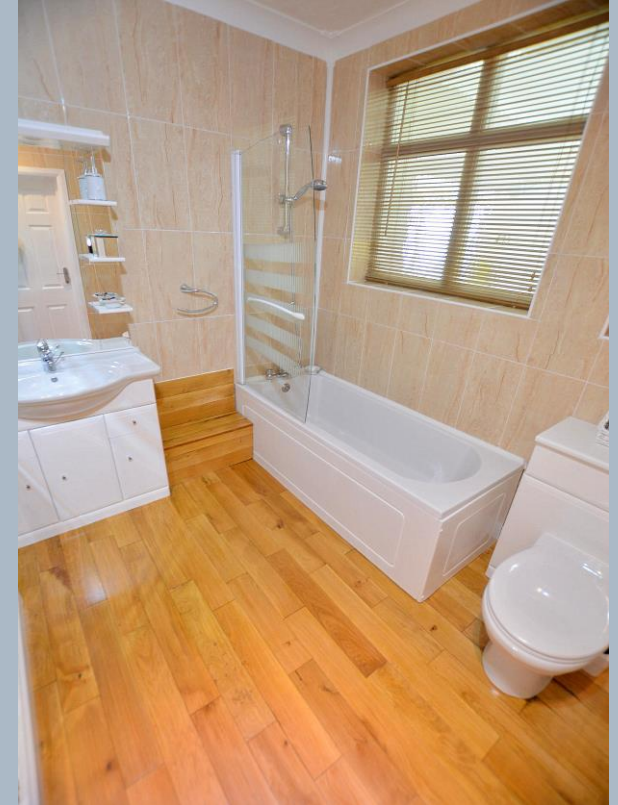
Further benefits include gas fired central heating and double glazing.

An array of shops and cafes are located approximately ½ a mile away. Ferdown's town centre is located less than 3 miles away with an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: C

EPC RATING: TBC

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.



"DoubleClick Insert FloorPlan"

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