



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

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FREEHOLD PRICE £309,950

An immaculately presented and recently modernised two double bedroom, two reception room detached bungalow with a west facing rear garden and generous off-road parking. Enjoying a convenient and popular location within Bearwood.

The property has recently undergone a number of improvements, there is a modern kitchen which has an excellent range of integrated appliances to include oven, hob and extractor hood above, fridge/freezer, dishwasher and washing machine with a cupboard housing a replacement, gas fired Vaillant boiler, tiled floor, double glazed window overlooking the rear garden and a double glazed door leading out onto the side path. The bathroom has also been refitted and finished in a stylish white suite, incorporating a panelled bath with shower over and glass shower screen, wash hand basin with vanity storage beneath, low level wc with concealed cistern and a tiled floor. The lounge has double glazed French doors leading out to the garden and decking. An attractive focal point of the room is a feature fireplace with living flame, coal effect electric fire. An archway leads through to the dining room which enjoys a view over the front garden. There is a large entrance hall offering an immediate sense of space.

Bedroom one is a good size double bedroom, has a double glazed bay window overlooking the front garden and a fitted wardrobe with sliding doors. Bedroom two is a double bedroom benefitting from fitted floor to ceiling wardrobes with mirrored fronts.

The rear garden faces a westerly aspect, is fully enclosed and measures approximately 35ft x 30ft. Adjoining the rear of the property there is a recently laid timber decked seating area, with the remainder of the garden mainly laid to patio and a small lawned area.

Within the garden there is a detached former garage, which is now a useful storage space which measures 16ft 11in x 9ft 10in, has a metal up and over door, side door, light and power. Wrought iron gates open onto a front driveway providing parking for one vehicles and in turn leads up to a car port offering additional covered off-road parking. There is also a good size area of front lawn.

Further benefits include double glazing, UPVC fascias and soffits and a gas fired central heating system.

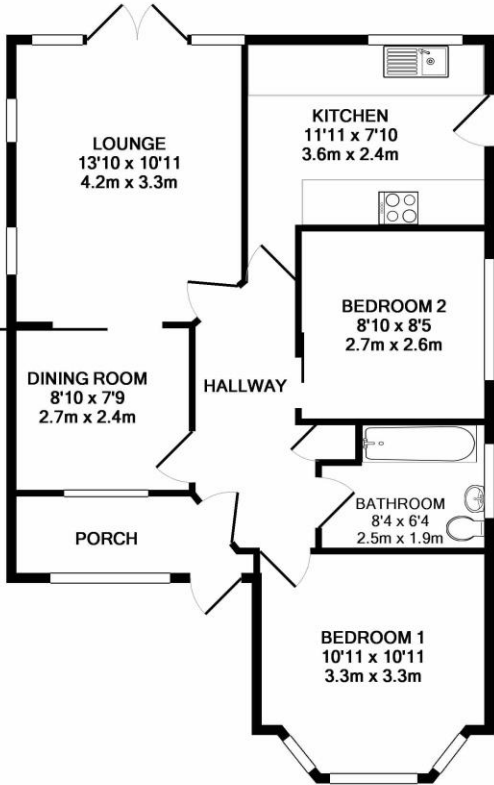
Ferndown offers a good selection of day to day amenities, with the town centre located approximately 3.5 miles away. Bournemouth offers an excellent array of shopping, leisure, recreational facilities as well as restaurants and miles of sandy beaches and is located approximately 5.5 miles away.

COUNCIL TAX BAND: C

EPC RATING: D

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 849 SQ.FT. (78.8 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

