



10 Paddock Close, St. Ives BH24 2LD
£485,000

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- Spacious Detached Bungalow
- Expansive Garden to All Aspects
- Large Lounge/Dining Room
- Driveway Off Road Parking & Garage
- Near to Ringwood, Ferndown & West Moors
- Generous Sized 1/4 Acre Plot
- Three Double Bedrooms
- Parquet Flooring to Entrance Hall & Lounge/Dining Room
- Quiet Cul de Sac Location
- Convenient Road Transport Links



Castleman Estate Agents are pleased to present this delightful detached bungalow, situated in a quiet cul de sac in the sought after residential area of St Ives.

The bungalow is set on a generously sized plot of approximately a quarter of an acre and benefits from well proportioned accommodation throughout, surrounded by a spacious garden to all sides. The property may therefore offer potential to extend, subject to any necessary permissions.

The entrance porch leads through to a spacious and welcoming entrance hall with doors to all rooms. Parquet flooring runs through the entrance hall and into the dual aspect lounge/dining room, which feels exceptionally light and open thanks to large windows to the front elevation and double doors to the rear garden. A opening leads through to the kitchen, which features a range of base and eye level units and a further door to the rear garden. All three bedrooms are of a good size, with two double built in wardrobes and dressing table to the main bedroom. A large bathroom with modern suite completes the spacious accommodation.

A particular feature of the property is the expansive and well-maintained garden, which borders the bungalow on all sides, creating a true feeling of space and privacy to all aspects. A driveway provides off road parking for several cars and leads to a detached garage.

The property is situated in a well-regarded village just a short distance from the wide range of shops, restaurants and facilities available in the nearby towns of Ringwood, Ferndown and West Moors and has easy transport links to Bournemouth town centre via the A338 and further afield via the A31 and M27. Bournemouth International Airport is also just a short drive away.





Porch

8'4" x 4'6" (2.56 x 1.39)

Entrance Hall

11'8" x 7'10" max (3.58 x 2.39 max)

Lounge/Dining Room

20'9" max x 18'11" max (6.35 max x 5.78 max)

Kitchen

12'0" x 8'9" (3.66 x 2.69)

Bedroom One

12'11" x 11'11" (3.96 x 3.65)

Bedroom Two

11'10" x 11'9" (3.61 x 3.59)

Bedroom Three

11'9" x 8'0" (3.59 x 2.44)

Bathroom

8'9" max x 8'7" max (2.69 max x 2.62 max)

Outside

The bungalow is set on a generously sized plot of approximately a quarter of an acre, with the property being surrounded by a spacious garden to all sides. The garden is mainly laid to lawn with patio areas, a pond and a wide variety of shrubs and trees. The plot enjoys a peaceful and secluded position and enjoys a good degree of privacy.

The driveway provides off road parking for several cars and leads to a detached garage.

Tenure

Freehold

Council Tax

Band E







Ground Floor

Approx. 101.5 sq. metres (1092.1 sq. feet)



Total area: approx. 101.5 sq. metres (1092.1 sq. feet)

Viewing

Please contact our office on 01202 117288 if you wish to arrange a viewing for this property or require any further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		65	82
EU Directive 2002/91/EC			

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