





HOUSE & SON

House & Son are delighted to be able to offer for sale this well presented detached bungalow. The property offers spacious and well proportioned rooms. Benefits include modern fitted kitchen with integrated appliances, utility, en-suite shower to master bedroom, family bathroom, conservatory and driveway to garage. The property comes with vacant possession. Local shops and facilities can be found at nearby Bearcross and Bearwood. Bournemouth, Poole and Ferndown town centres are all within easy access.

ENTRANCE

UPVC double glazed front door with covered porch to entrance hall,

ENTRANCE HALL

UPVC double glazed window to side, built in cupboard housing hot water cylinder and slatted shelf, further built in cupboard, radiator, access to loft, wall mounted thermostat,

LIVING ROOM

14' 5" x 14' 5" (4.39m x 4.39m)

Dual aspect UPVC double glazed window to side and front, 2 radiators, contemporary stone fireplace with inset living flame gas fire, coved and textured ceiling, two wall light points.



BEDROOM THREE/DINING ROOM

10' 8" x 8' 8" (3.25m x 2.64m)

UPVC double glazed window to side, radiator, coved & textured ceiling.

KITCHEN/BREAKFAST ROOM

11' 10" x 9' 2" (3.61m x 2.79m)

One and a quarter bowl single drainer sink unit inset roll top work surfaces with white high gloss finish base units beneath, integrated dish washer, further roll top work surfaces with stainless steel effect electric oven, 4 ring Bosch induction hob, range of wall mounted matching units with integrated filter canopy, integrated fridge freezer, pullout carousel larder unit, under pelmet lighting, tile splashback, tiled floor, radiator, breakfast bar, recess downlighters, UPVC double glazed window and door to conservatory, arch to

UTILITY ROOM

5' 9" x 5' 5" (1.75m x 1.65m)

Single bowl single drainer sink unit inset roll top work surfaces with space and plumbing for washing machine, tumble dryer and base unit, matching wall mounted unit, wall mounted gas fired combination boiler serving central heating and hot water, tile splash back, tiled floor, UPVC double glazed window and door to side driveway.

CONSERVATORY

13' 1" x 10' 10" (4m x 3.3m)

Part UPVC double glazing and brick construction, power and lighting, top opener windows, fitted blinds, French door leading to rear garden.

MASTER BEDROOM

12' 11" x 12' 3" (3.94m x 3.73m)

Range of built in furniture incorporating floor to ceiling wardrobes with sliding doors, dressing table with two chest of drawers, bedside cabinets and overhead boxes, UPVC double glazed window overlooking rear garden, coved and textured ceiling.



ENSUITE

En-suite shower room: Walk in fully tiled shower cubicle with built in shower over, pedestal wash hand basin, low level WC, fully tiled walls, tiled floor, heated towel rail/radiator, UPVC double glazed frosted window to side.

BEDROOM TWO

9' 11" x 8' 8" (3.02m x 2.64m)

UPVC double glazed window to side, radiator, coved and smooth ceiling.







BATHROOM

White suite comprises p-shaped bath with electric shower over, vanity unit with inset wash hand basin and mixer tap, high gloss finish cupboard beneath, low level WC, fully tiled walls, UPVC double glazed frosted window to side, heated towel rail/radiator.

FRONT GARDEN

Mainly laid to pea gravel with low brick boundary wall, various shrubs, trees, and courtesy lighting. Driveway at narrowest point 9'8", provides ample off road parking leading to;



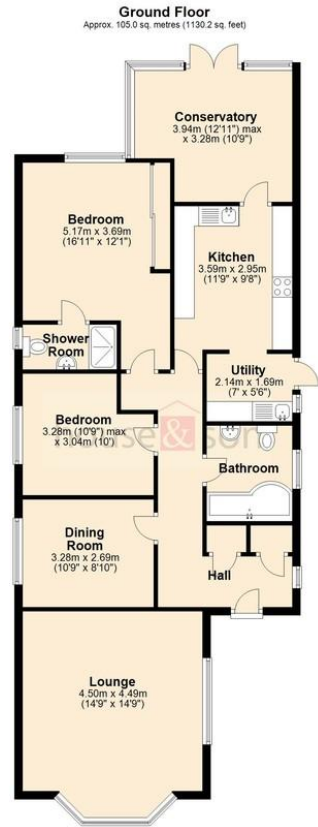
GARAGE

Up and over door with courtesy lighting, personal door and window to side, power and light, overhead storage.

REAR GARDEN

Patio area abuts property which is mainly laid to lawn with raised brick border edging for various plants. Outside tap. The garden is enclosed by fencing.





Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006) Plan produced using PlanItUp.



1162A RINGWOOD ROAD BOURNEMOUTH BH11 9LG		Energy rating D
Valid until 12 November 2030		Certificate number 9300-2247-4090-2490-0111