



**Bearwood**  
**Bournemouth, Dorset, BH11 9NB**

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## FREEHOLD PRICE: £575,000

An immaculately presented and deceptively spacious semi detached family home offering three double bedrooms, two shower rooms as well as a good size kitchen/breakfast room and stunning Orangery. The property is situated on a sizeable plot with large driveway giving ample off road parking leading to car port and detached garage.

- Accommodation of approximately 1,473 sq ft
- Entrance porch leading to entrance hallway with feature flooring and under stairs storage cupboard
- Spacious sitting room with front aspect window
- Good size kitchen/breakfast room with range of base and eye level units and complementary worktops, space for appliances, inset hob with electric oven below and extractor fan over, space for table and chairs, French doors to Orangery
- Stunning Orangery with window and door to patio and bifold doors to garden, feature large tiled flooring
- Three double bedrooms
- Main bedroom with high quality fitted wardrobes with display shelving, rear aspect window
- Bedroom two with built in wardrobes and walk through en suite shower with double shower cubicle, wash hand basin, WC, heated ladder style towel rail, fully tiled walls and flooring
- Bedroom three with built in mirror fronted wardrobe
- Shower room with large corner shower, wash hand basin, WC, heated ladder style towel rail, fully tiled walls and flooring
- Double glazing and gas heating
- Outside: A tarmac driveway giving ample off road parking for numerous cars with raised shrub borders leading to car port with double wooden doors. Side access to one side leading to landscaped rear garden set on a generous plot with large terrace patio area ideal for al fresco dining. Large garage/workshop/summerhouse and shed

This property is located in Bearwood with local amenities nearby including community centre, Co-op stores and pharmacy and wonderful retail park on the Ringwood Road. The town of Bournemouth with its award-winning sandy beaches and Bournemouth International Airport are both approximately 6 miles away.

COUNCIL TAX BAND: D      EPC RATING: C

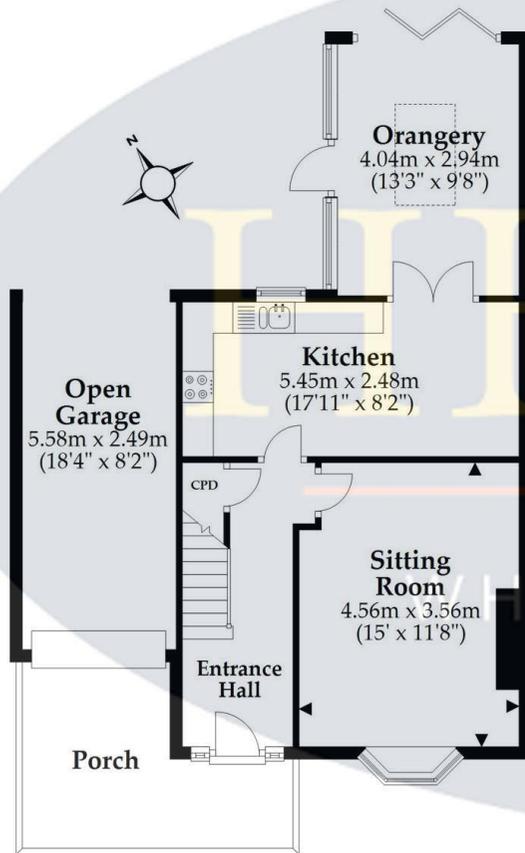
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





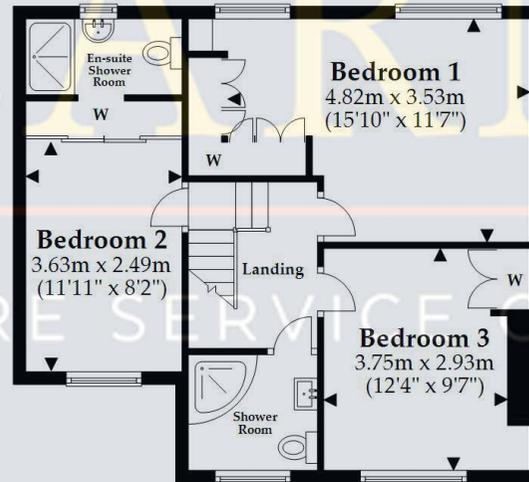
## Ground Floor

Main area: approx. 51.2 sq. metres (551.4 sq. feet)  
Plus garages, approx. 13.9 sq. metres (149.6 sq. feet)



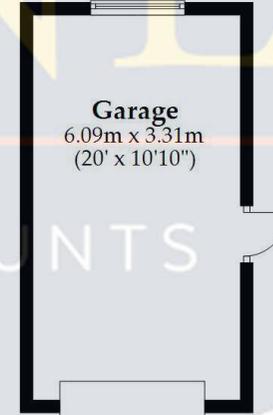
## First Floor

Approx. 53.5 sq. metres (575.7 sq. feet)



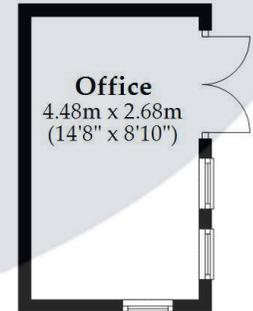
## Garage

Approx. 20.2 sq. metres (217.0 sq. feet)



## Cabin

Approx. 12.0 sq. metres (129.2 sq. feet)



Main area: Approx. 136.9 sq. metres (1473.3 sq. feet)  
Plus garages, approx. 13.9 sq. metres (149.6 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







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