



HEARNES

WHERE SERVICE COUNTS

**Bearwood
Bournemouth, Dorset, BH11 9FT**

Bearwood, Dorset, BH11 9FT

FREEHOLD PRICE: £385,000

Deceptively spacious three bedroom, two bathroom detached family home built two years ago by Barratts with dual aspect sitting room and kitchen/diner, solar panels, garage and south facing rear garden set on a corner plot within easy reach of the children's play park and sang parkland.

- Spacious entrance hall with under stairs storage and further storage
- Generous size dual aspect kitchen/diner with double glazed French doors opening onto patio finished in a range of cream matt units and complementary worktops with built in Zanussi oven, four ring gas hob and chimney style extractor hood, integrated dishwasher and space for washing machine
- Dual aspect sitting room
- £10,000 worth of upgrades to the property
- Landing with east facing window
- Two bedrooms and good sized single bedroom
- Main bedroom with space for fitted wardrobes and dual aspect with en suite shower room including double shower, pedestal wash hand basin, WC and heated towel rail
- Bedroom two with dual aspect offers space for fitted wardrobes and a built in cupboard
- Family bathroom with shower over bath, pedestal wash hand basin, WC and heated towel rail
- Part walled/part fenced landscaped rear garden
- Block paved driveway with parking for two cars
- Maintenance: We have been advised by the vendor that there will be a communal maintenance charge – to be confirmed

This property is situated in the semi rural location of Canford Paddock, opposite protected natural greenspace with river walks along the nearby River Stour. The market town of Wimborne Minster is 3.6 miles away with an abundance of cafes, restaurants and local shops and both Bournemouth and Poole are within easy reach with activities for all the family to enjoy.

COUNCIL TAX BAND: D EPC RATING: A

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's 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.

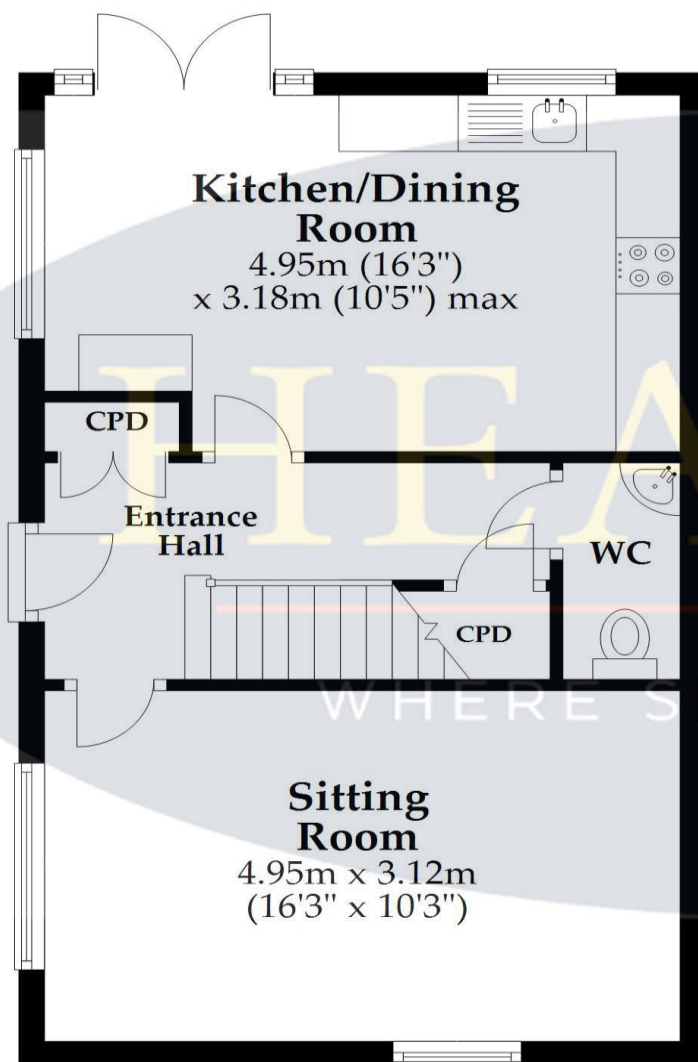




Note: Measurements were not taken
by LJT Surveying and we cannot
guarantee their accuracy.

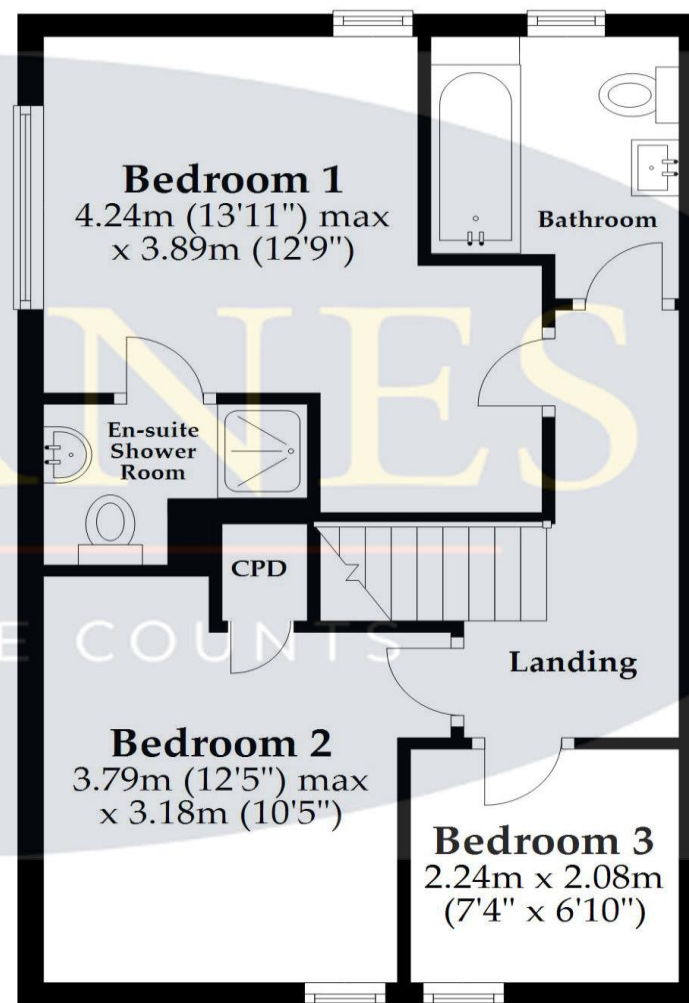
Ground Floor

Approx. 41.8 sq. metres (449.4 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.9 sq. feet)



Total area: approx. 84.4 sq. metres (908.3 sq. feet)

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







HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD