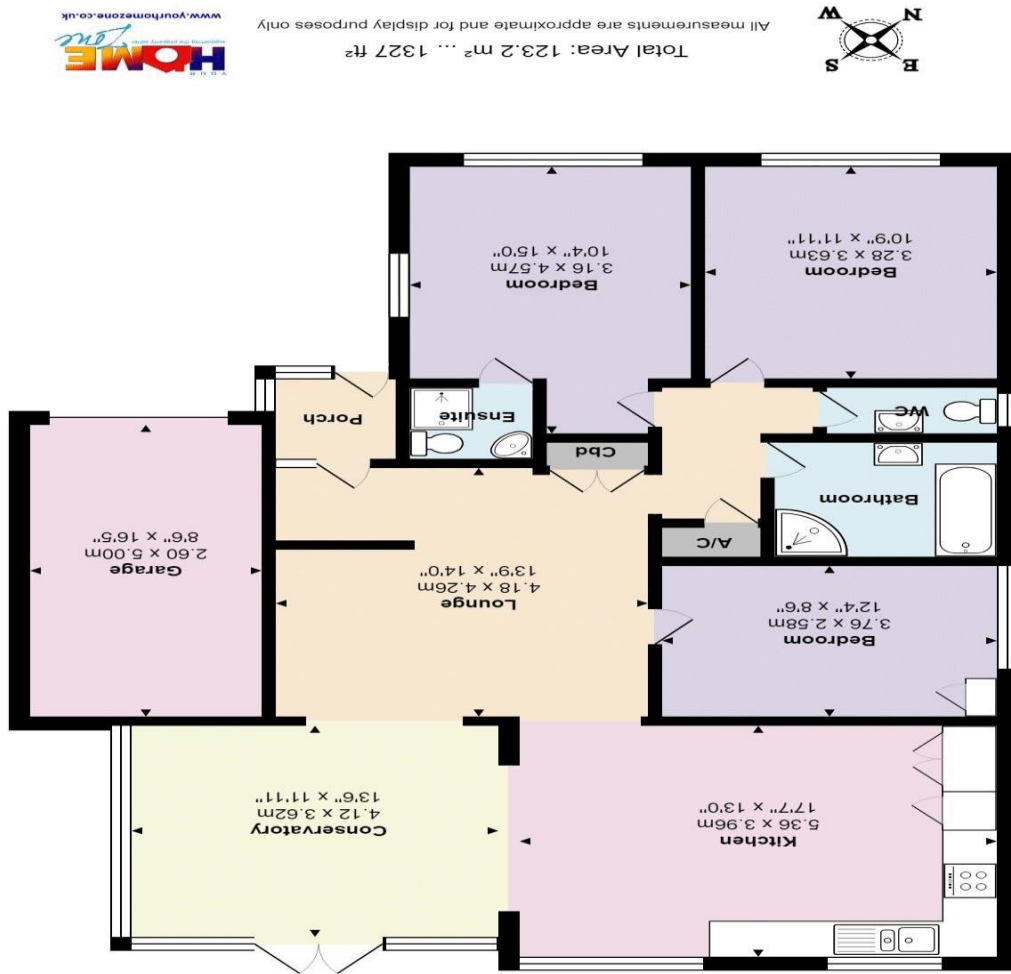


Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





**Roscrea Drive, Wick, Bournemouth, BH6 4LU**  
**Guide Price - £700,000 – Freehold**

**Completely Re-furbished Three Bedroom, Two Bathroom Detached Bungalow | Entrance Porch | Lounge | Modern Kitchen Conservatory | Three Double Bedrooms | En-Suite Shower Room to Master Bedroom | Bathroom and Separate WC | Garage Off Road Parking | Gardens**

We are delighted to offer for sale this completely refurbished three bedroom, two bathroom detached bungalow set in a cul de sac location in the heart of Wick just a short walk to the picturesque riverside of the Stour and the nature reserve at Hengistbury Head. Southbourne's sandy beaches are just under a mile away and local shops at Tuckton are also nearby. This property benefits from gas central heating, double glazing and is a must see!

Upon entering the property you are greeted by a porch which is handy for shoes and coats to be hung, beyond this is an open-plan living area with access to all rooms. The kitchen is modern and benefits from integrated appliances including an oven, gas hob, fridge/freezer washing machine, and an island that offers additional worktop space and storage. The kitchen/diner is open-plan to the conservatory giving a spacious feel overlooking the garden, this room is ideal for entertaining. There is also access to the integrated garage from the conservatory.

All three bedrooms are doubles and have a bright and airy feel, the main bedroom benefits from a fully tiled en-suite shower room with w/c and basin. The main bathroom features a bathtub, separate shower cubicle and basin, is fully tiled throughout and has a window for ventilation, there is also a separate w/c with a basin.

Stepping outside, you'll find a private rear garden primarily laid to lawn, complete with a patio area, attractive shrub borders, and a handy shed. The garden is securely enclosed by a brick wall, ensuring your privacy, with side access leading to the front of the property. The front garden is also laid to lawn and adorned with tropical palms, providing a delightful welcome, along with a driveway that offers convenient parking.

Don't miss the opportunity to make this exceptional home yours!

Tenure: Freehold  
Council Tax Banding: E  
EPC Rating: 64|D

