



31 Acton Road, Bournemouth, BH10 4DW



A surprisingly spacious 3 double bedroom detached bungalow, beautifully presented with a large westerly facing garden.

- 3 bedrooms
- 2 reception rooms
- Beautifully presented throughout
- Modern kitchen & bathroom
- Quiet cul-de-sac location
- Large, secluded west facing garden
- Driveway parking
- Detached garage/workshop
- Updated boiler (2022)
- Double glazed (majority replaced 2023)
- Sellers found

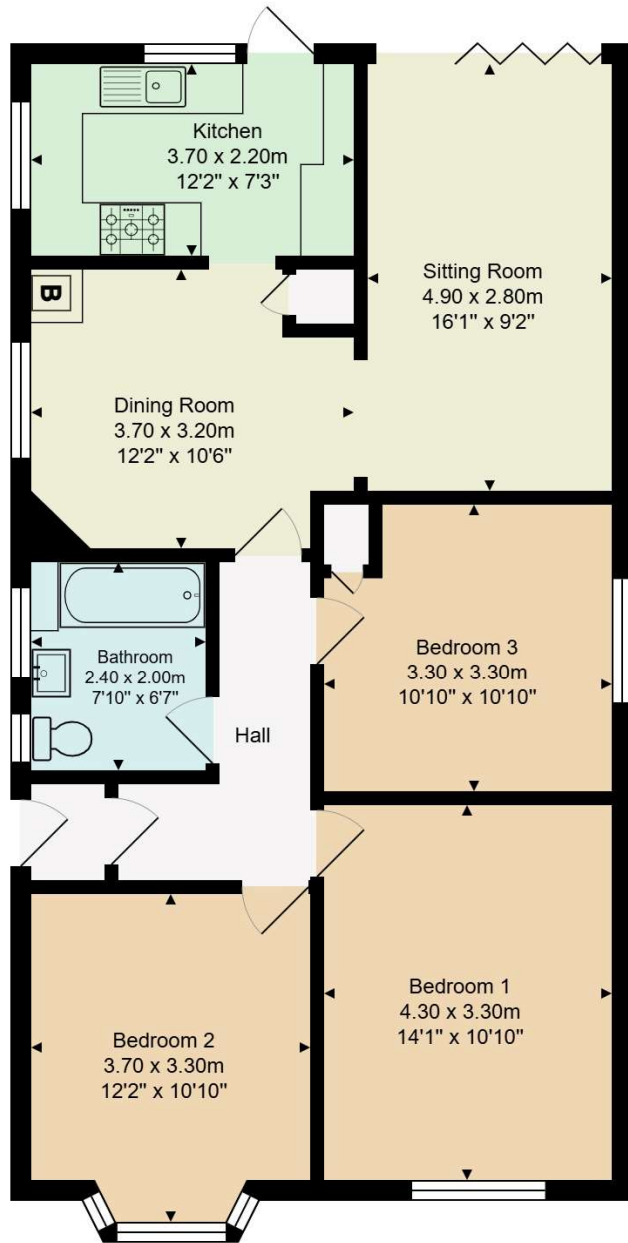
**ASKING PRICE:**

£440,000 (Freehold)

**EPC RATING:**

Band - C





All measurements are approximate and for display purposes only.

## LOCATION

The property is located at the end of a quiet cul-de-sac within walking distance of local amenities including an Aldi supermarket and Tesco Express. Sought after schooling including St Marks Primary school is also close by. Situated between Bournemouth and Poole it is conveniently located for easy access to both towns.

## THE PROPERTY

This detached bungalow offers more than first meets the eye. Having been extended and improved by the current owners to a high standard this deceptive property offers spacious and flexible accommodation, briefly comprising;

An entrance porch leads to the hallway with wood flooring. The dining room has a fitted cupboard and a further fitted unit housing the gas fired boiler. An archway connects to the adjacent sitting room which has bi-folding doors to the garden.

The modern kitchen offers a range of base and eye level shaker style units with a ceramic sink and drainer, fitted dishwasher and washing machine with matching fascia units plus a range cooker. There is space for a fridge/freezer.

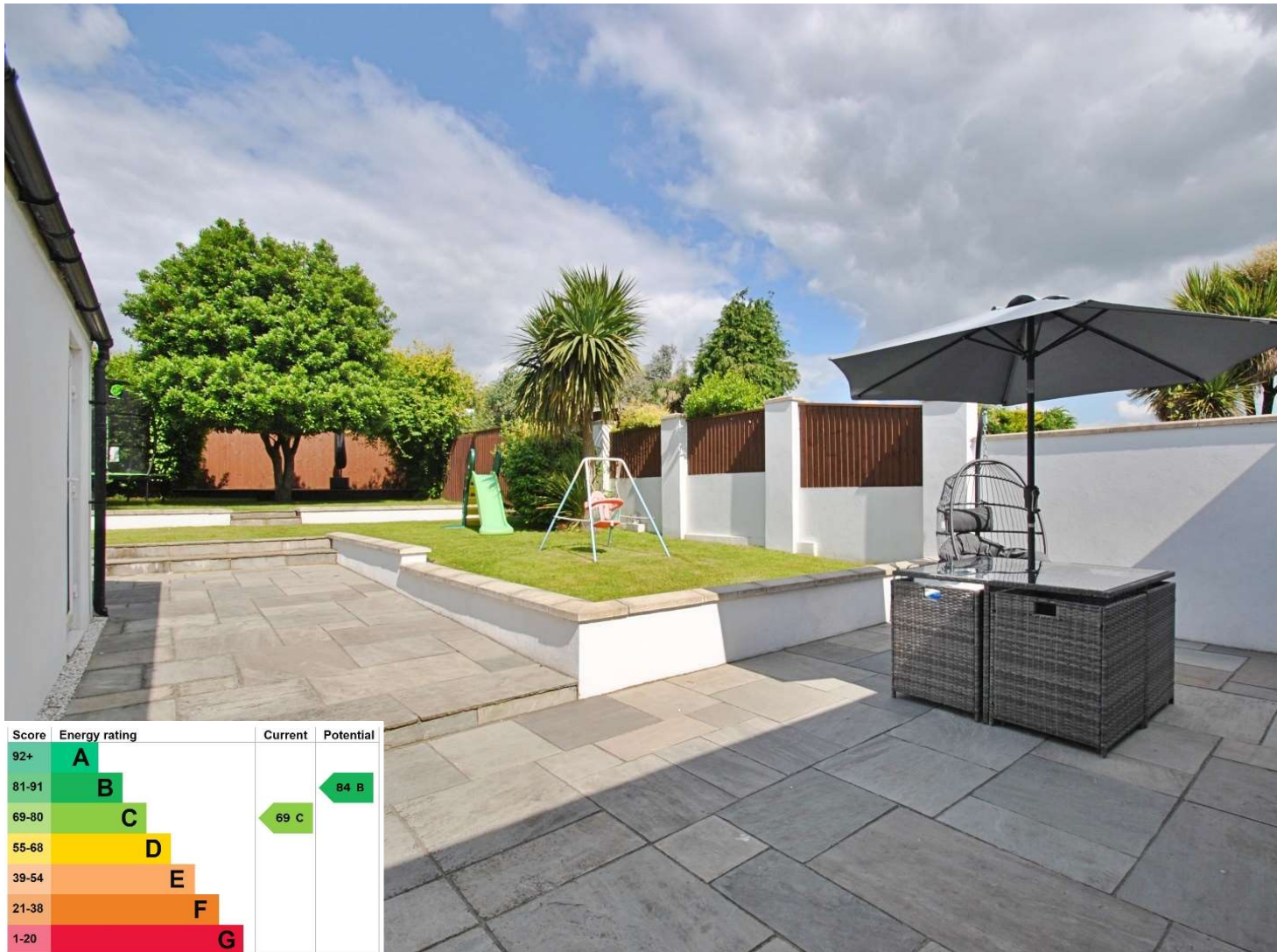
There are three spacious double bedrooms. The bathroom has tiled flooring, part tiled walls a modern white suite with wc, wash basin and bath with shower over.

Outside to the front is a brick paved driveway providing off road parking. The drive continues down the side of the property via gates (width restricted). There is a detached garage/workshop that could be altered to create a home office or games room.

The rear garden is a particular feature, having been landscaped there is patio terrace along the rear of the property. A further patio extends off the garage and shallow steps lead to a lawned garden and timber deck. There is a timber shed and it is all bound by mature planted borders.

## ADDITIONAL INFORMATION

Council tax – C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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