



11 Montrose Drive, Bournemouth, BH10 4AY



A spacious and well presented 3 bedroom detached bungalow standing on southerly facing plot, situated in a quiet cul-de-sac location.

- 3 bedrooms
- Sitting room
- Semi-open plan kitchen/dining space
- Spacious reception hall
- Modern kitchen and bathroom
- Two driveways
- Detached studio/gym
- South facing garden
- Wood burner
- Double glazed
- Gas central heating

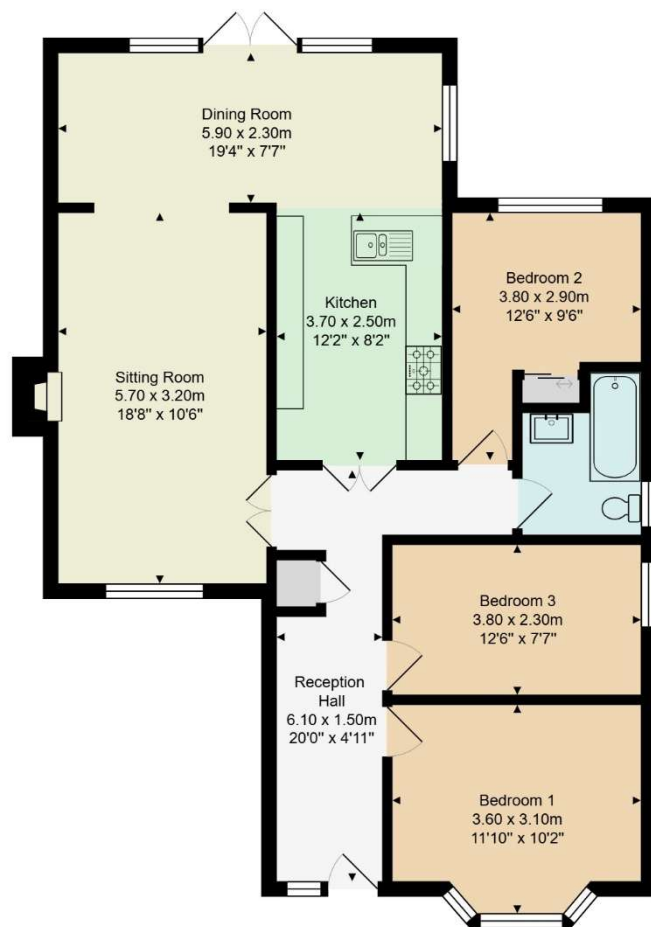
ASKING PRICE:

£420,000 (Freehold)

EPC RATING:

Band - D





All measurements are approximate and for display purposes only.



LOCATION

The property is located at the end of a quiet cul-de-sac within easy reach of local amenities. There is walking nearby on Turbary Park and Slades Farm. 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 spacious, extended detached bungalow has been well maintained and is presented to a high standard throughout. Recent improvements include a modern kitchen and bathroom suite. It also offers good parking with two driveways and a detached studio.

The accommodation briefly comprises; a spacious reception hall with a fitted storage cupboard. The sitting room has a window to the front aspect and there is a feature fireplace with an inset wood burner. An open archway connects to the separate dining area which overlooks the rear garden.

The kitchen includes a range of white base and eye level units with a breakfast bar. Fitted appliances include a gas range cooker and dishwasher with a matching fascia unit. There is space and plumbing for a washing machine and fridge freezer.

There are 3 double bedrooms, bedroom two includes fitted wardrobes. The modern bathroom has fully tiled walls and a three piece suite including a spa bath with a shower over.

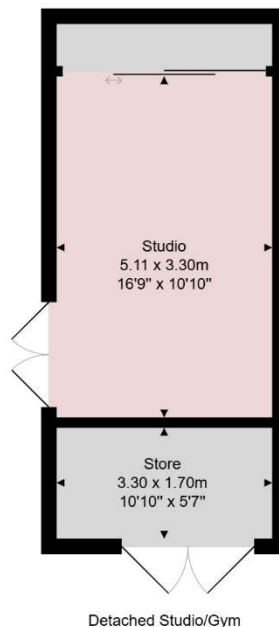
Outside the property is approached by two brick paved driveways providing parking for several vehicles.

The detached studio has power and light making an ideal gym or workshop. The front section has large double doors leading to a store.

The rear garden is southerly facing and enjoys a good degree of seclusion. There is a patio terrace and lawned garden.

ADDITIONAL INFORMATION

Council tax – D





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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