



**Connells**

Dowlands Road  
Bournemouth



### Property Description

Situated in a convenient position within Northbourne, this well-presented detached bungalow offers comfortable and versatile accommodation, ideal for a range of buyers.

The property comprises two bedrooms, with one currently utilised as a dining room, providing flexible living space to suit individual needs.

A well-proportioned living room offers a welcoming area for relaxation, while the fitted kitchen is arranged to provide ample storage and worktop space.

Further accommodation includes a modern shower room and a bright conservatory overlooking the rear garden, creating an additional reception space that can be enjoyed throughout much of the year.

Externally, the property benefits from both front and rear gardens, offering outdoor space for gardening or leisure. Hardstanding parking is available, along with a garage providing additional parking or storage.

Located within easy reach of local amenities and transport links, this detached bungalow represents an excellent opportunity for those seeking single-storey living in a popular residential area.

### Entrance Hall

### Lounge

Carpeted with side and rear aspect double glazed windows, TV and telephone point, feature fireplace with mantle over and radiator.

### Kitchen

Double glazed rear and side aspect window, door to conservatory, tiled flooring with part tiled walls, range of wall and base units with space for a cooker with a extractor fan and hood over, sink with mixer tap, wall mounted boiler, space for under counter fridge and freezer.



## Bedroom 1

Front aspect double glazed bay window, carpeted with radiator.

## Bedroom 2/Dining Room

Front aspect double glazed bay window, carpeted with radiator.

## Bathroom

Double glazed side aspect obscured window, low level WC, hand wash basin with vanity unit under, step in shower with glass shower door and ladder radiator.

## Conservatory

Tiled flooring with rear and side aspect double glazed windows and rear door to garden and door to garage.



## Front Garden

Hardstanding driveway with up and over door to garage and part laid to lawn garden with mature bushes and plants.

## Rear Garden

Enclosed rear garden mainly laid to lawn with patio path to rear, hedge boarders with a mature range of bushes and plants and door to garage.

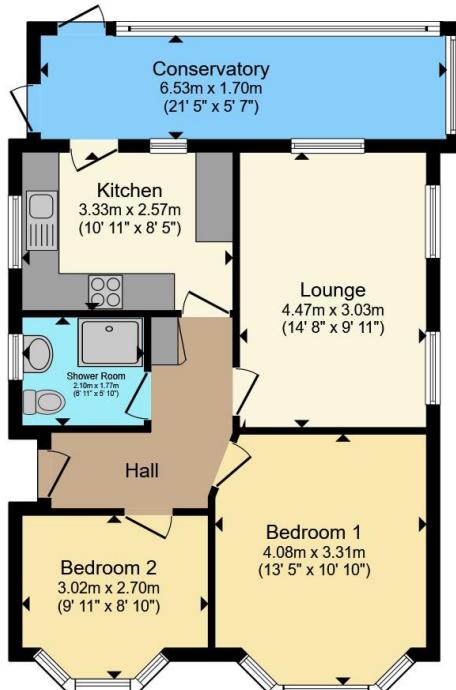


## Garage

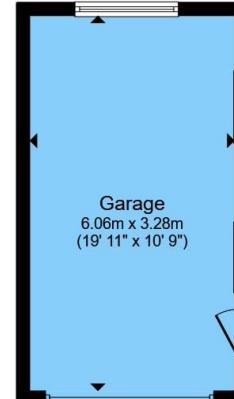
Double glazed side aspect window with up and over door and power.







**Floor Plan**



**Garage**

Total floor area 86.7 m<sup>2</sup> (934 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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