



**Provence Drive, Bearwood Bournemouth BH11 9FE**



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**Provence Drive, Bearwood Bournemouth**

A substantial four-bedroom detached home in the sought-after Canford Paddocks development. Set across three floors with a master suite, conservatory, garage, and garden, this property offers flexible family living in a prime location near Broadstone and Wimborne.





**Ground Floor**

**First Floor**

**Second Floor**

**Entrance Hall**

**Cloakroom**

**Lounge**

14' 9" x 10' 10" ( 4.50m x 3.30m )

**Kitchen**

18' 8" x 12' 1" ( 5.69m x 3.68m )

**Conservatory**

14' 7" x 7' 4" ( 4.45m x 2.24m )

**Landing**

**Bedroom Two**

14' 5" max x 11' 1" ( 4.39m max x 3.38m )

**Ensuite**

**Bedroom Three**

12' 4" x 11' max ( 3.76m x 3.35m max )

**Bedroom Four**

12' 5" max x 6' 10" ( 3.78m max x 2.08m )

**Bathroom**

**Landing**

**Bedroom One**

21' 3" max x 11' 4" ( 6.48m max x 3.45m )

**Ensuite**

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.focalagent.com](http://www.focalagent.com)

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## Provence Drive, Bearwood Bournemouth

- Spacious four-bedroom detached home across three floors
- Master suite with dressing area and en-suite bathroom
- Conservatory leading to private garden with patio
- Large kitchen/diner ideal for family living
- Garage and off-road parking for two vehicles

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

**£540,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/WTN110593](https://fox-and-sons.co.uk/Property/WTN110593)



Property Ref:  
WTN110593 - 0002

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