



Provence Drive, Bearwood Bournemouth BH11 9FE

welcome to

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

welcome to

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

£526,500



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN110593



Property Ref:
WTN110593 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01202 512606



Winton@fox-and-sons.co.uk



367 Wimborne Road, BOURNEMOUTH, Dorset,
BH9 2AQ



fox-and-sons.co.uk