



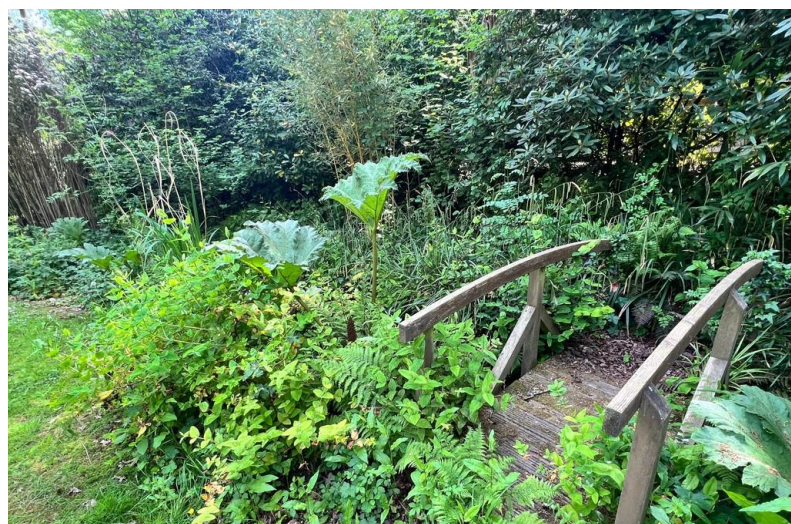
QQuinn & Co
ESTATE AND LETTING AGENTS

Wood Lane, Bournemouth

- Rare opportunity to acquire a detached chalet bungalow
- Sought after location
- A stream runs through the front garden
- Beautiful gardens

£700,000

EPC Rating 'E'





Property Description

A rare opportunity to acquire this impressive detached chalet style residence situated in a sought after location with the neighbouring towns of Poole, Wimborne and Bournemouth all easily accessible. Wood Lane is a tree lined road made up of individually designed properties in an idyllic location. Number 4 Wood Lane is set back from the road and surrounded by landscaped gardens offering a high degree of privacy. The property has been remodelled and updated and offers versatile accommodation arranged over two levels. The ground floor offers a lounge with feature curved window and fitted window shutters, a stunning contemporary style kitchen/diner with integrated Neff appliances and wine cooler, separate utility room, modern style shower room, study and two bedrooms on the ground floor with an en-suite shower room to bedroom three. The ground floor accommodation is ideal for anyone looking for a potential annexe or accommodation for a dependant relative or guests. There is also a family room on the ground floor that could be used as a fifth bedroom.





Patio doors lead out from the family room onto a timber decked terrace overlooking the side garden. The first floor offers two double bedrooms both with built in wardrobes and a modern style bathroom. Outside the property boasts landscaped gardens being mainly laid to lawn with various seating/entertaining areas ideal for al-fresco dining. There is also a summer house and garden shed. A stream runs through the front garden with feature ornamental bridge. The property is approached via wooden entrance gates leading to a block paved driveway providing extensive off road parking. This in turn leads to an integral garage with eaves storage space and electric up and over door. Further benefits include double glazing, gas central heating with 'Nest' heating system and alarm system. Viewing highly recommended to appreciate the enviable location and accommodation on offer.

Council tax - Band F.

The property is sold with vacant possession, no forward chain.







GROUND FLOOR
1432 sq.ft. (133.0 sq.m.) approx.



1ST FLOOR
587 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 2019 sq.ft. (187.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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