



HEARNES
WHERE SERVICE COUNTS

Bearwood, Dorset, BH11 9FX

Magna Road, Bearwood, Bournemouth, BH11 9FX

FREEHOLD PRICE GUIDE: £380,000

An immaculate three bedroom, two bathroom semi detached spacious 'David Wilson' home completed in 2020 with upgraded kitchen and bathrooms, landscaped rear garden and two off road parking spaces.

- Entrance hall with cloakroom
- Cloakroom with pedestal wash hand basin and low level flush WC
- Sitting room with under stairs storage and panelled style wall
- Generous size upgraded kitchen/diner with range of high gloss white units and complementary worktops, integrated washing machine, fridge freezer, cooker, gas hob and extractor hood, double glazed French doors opening onto the garden
- Two double bedrooms offering fitted wardrobes and a further good sized single
- Main bedroom with en suite shower room with a double shower, pedestal wash hand basin, low level flush WC, heated towel rail and tiled floor
- Family bathroom with tiled floor, full tiling around bath and main shower, pedestal wash hand basin and low level flush WC
- Low maintenance landscaped rear garden with decked area and garden shed
- Two off road parking spaces
- Annual maintenance fee for communal areas: To be confirmed

This property is situated in the semi rural location of Canford Paddock, opposite protected natural greenspace with river walks along the nearby River Stour. The market town of Wimborne Minster is 3.6 miles away with an abundance of cafes, restaurants and local shops and both Bournemouth and Poole are within easy reach with activities for all the family to enjoy.

COUNCIL TAX BAND: C EPC RATING: B

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

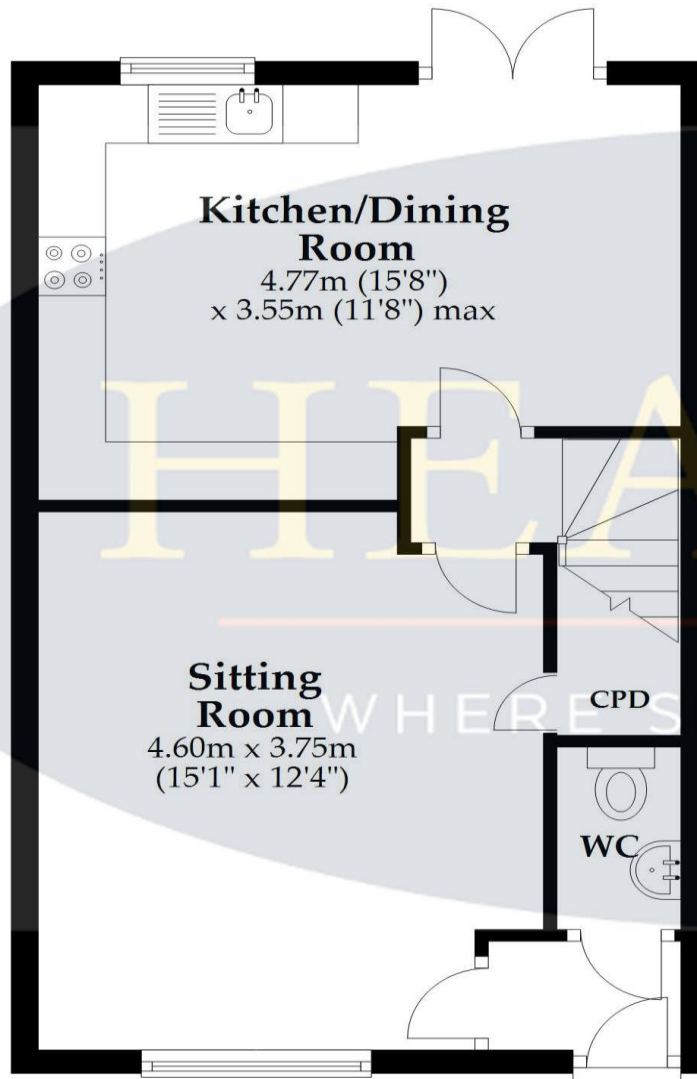




Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

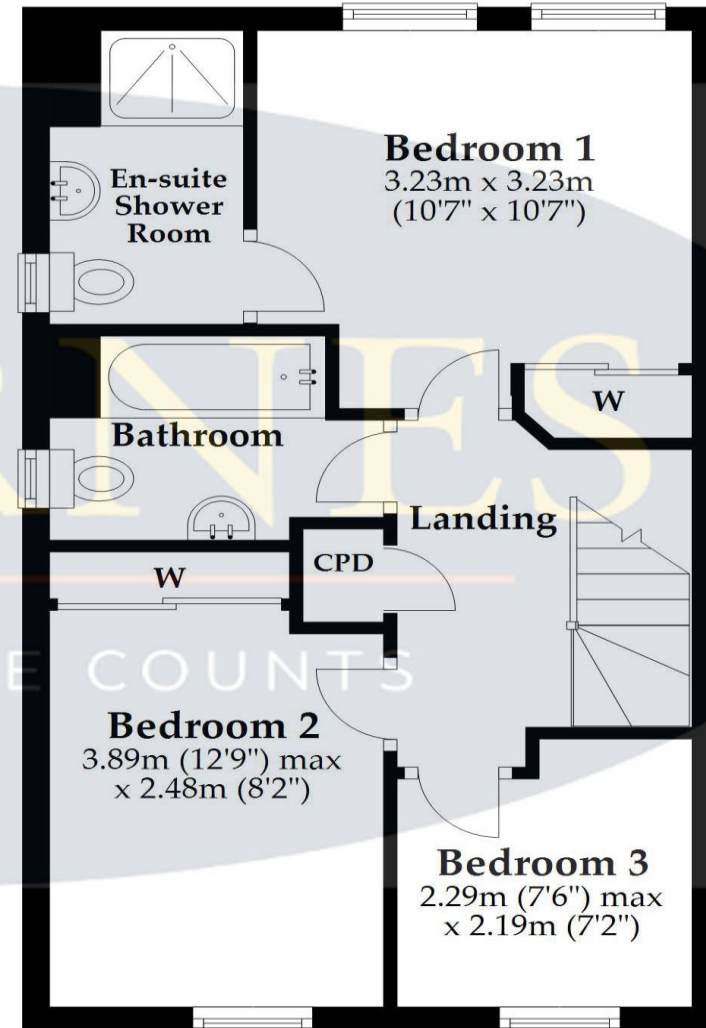
Ground Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.5 sq. feet)



Total area: approx. 80.4 sq. metres (865.2 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood





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