



**Bearwood, Bournemouth
Dorset, BH11 9FX**

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FREEHOLD PRICE £385,000

A well presented three bedroom, two bathroom end of terrace David Wilson home completed in 2021 with superb kitchen/breakfast room and separate utility room with two tandem off road parking spaces and landscaped gardens.

- Spacious entrance hallway with modern cloakroom
- Generous size sitting room enjoying dual aspect
- Superb kitchen/breakfast room with range of base and eye level units and complementary quartz worktops, ceramic hob and electric oven below with extractor fan over, integrated dishwasher and fridge freezer, dual aspect with French doors to garden
- Separate utility room with matching units and quartz worktops, space for washing machine and tumble dryer, built in storage cupboard
- Three good size bedrooms. Main bedroom with built in wardrobes and luxury fitted en suite shower room
- Superb bathroom with white three-piece suite and shower over bath
- Double glazing and gas heating with feature wood effect flooring to the majority of the rooms
- Built in 2021 with remaining NHBC warranty
- Maintenance: We are advised by the vendor that the annual maintenance for communal areas is approximately £360
- Outside: Landscaped gardens with patio areas and lawn, raise sleeper borders with an abundance of well stocked plants, trees and flowers enclosed by panel fencing, garden shed and pedestrian gate to front where two tandem allocated parking spaces can be found

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 NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

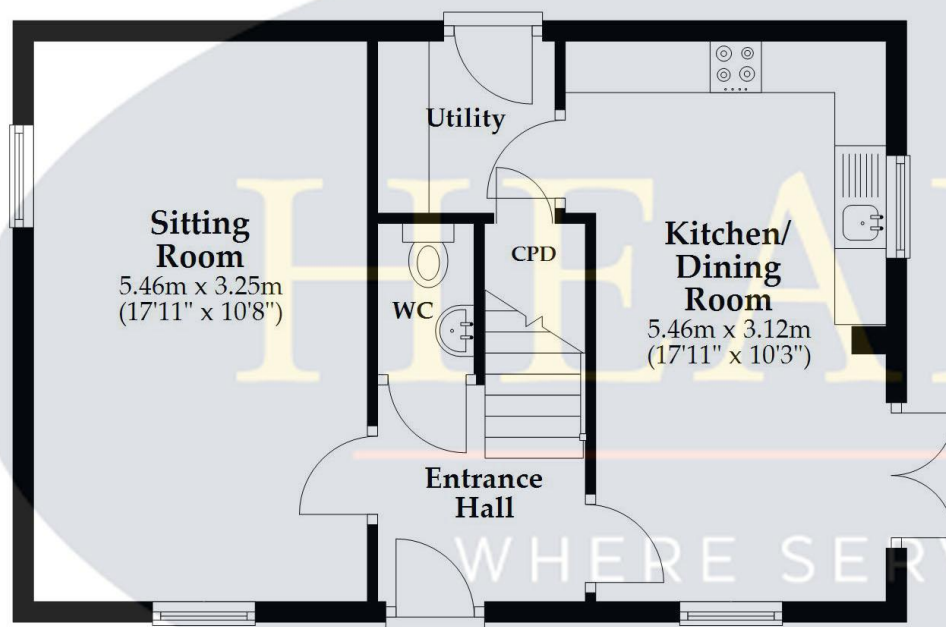




Note: Measurements were not taken
by LJT Surveying and we cannot
guarantee their accuracy.

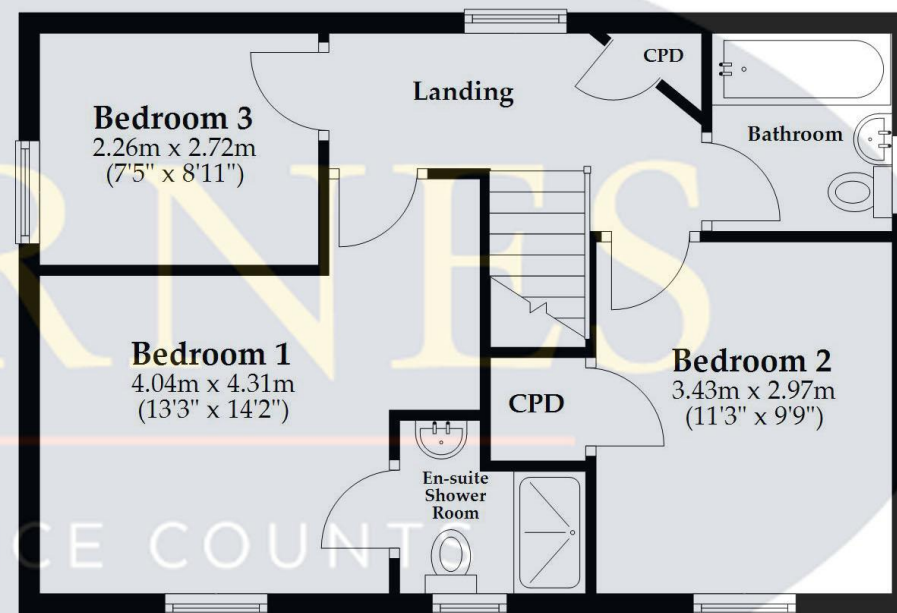
Ground Floor

Approx. 46.5 sq. metres (500.1 sq. feet)



First Floor

Approx. 45.6 sq. metres (491.1 sq. feet)



Total area: approx. 92.1 sq. metres (991.1 sq. feet)

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





Welcome to Canford Park Sang

What is a SANG? Located across the road

A SANG ("Suitable Alternative Natural Greenspace") provides alternative greenspace to help ease recreational pressure on ecologically rich areas, such as Dorset Heathlands. These alternative greenspaces act much like a country park.

The Canford Park SANG will provide a country park open to the entire community, providing an attractive alternative green space for people to enjoy and in doing so help to protect the special environment of the Dorset Heathlands as a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Special Area of Conservation (SAC).

Canford Park SANG

Poole based W H White Limited and Canford Park Sports Ltd are bringing forward the Canford Park SANG.

The long-term vision for Canford Park SANG is for a 44 hectare Riverside Country Park (the size of 61 football pitches) to be provided in phases alongside the River Stour. The SANG will be riverside walks, ecological hotspots and leisure trails which can be enjoyed by everyone.

The SANG provides:

- Circular walking paths with varied routes and connections to the Stour Valley Way
- A dedicated fenced dog training area
- Coffee Van with seating area and kids play equipment
- Family accessible car parks for SANG visitors from further afield
- A range of parkland furniture providing picnic areas, benches, waypoints, and bins.

Don't Do Code

- Do not leave your dog loose when playing outside in farm animals
- Do follow requests on signs
- Do respect other visitors & keep your dog in sight
- Do bag it & bin it
- Do protect nesting birds on nests, downed & scoldards, keep to paths and use a short lead February - August

	Bench
	Gym Equipment
	Waste Bins & Dog Waste Bins
	Life Buoys
	New SANG link
	Dog Training Area
	Kissing gate
	Play Equipment
	Bridge
	Parking
	Way Markers
	Coffee Van
	Path
	Track
	Signage to S.V.W
	Interpretation Board

CANFORD PARK



Located across the road

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