



Estate Agents



Auctioneers

Craigmoor Avenue, Queens Park, Bournemouth, Dorset, BH8 9LW

Offers In Excess Of £500,000 – Freehold

**Three Bedroom Extended Detached Bungalow | Hallway | Three Bedrooms | Reception Room | Kitchen | Bathroom
Separate Shower Room | Conservatory | Driveway & Garage | Garden Room | Lovely Rear Garden**

A superbly presented three-bedroom detached bungalow situated in a quiet location in the heart of Queens Park, ideally positioned close to Castlepoint Shopping Park, Bournemouth Hospital and JPMorgan Chase, with easy access into Bournemouth via the A338. The property benefits from double glazing, gas central heating, a modern kitchen, a contemporary bathroom, an additional shower room, three well-proportioned bedrooms, a 17ft living room, a 22ft conservatory, a detached garage, A spacious driveway provides parking for three cars, with additional secure parking behind the gate, ideal for a motorhome or caravan. The property also benefits from a delightful rear garden and a versatile garden room, perfect for use as a home office, gym, studio, or entertaining space.

Accessed via a side entrance, the accommodation opens into a welcoming hallway. There are three double bedrooms, with bedrooms one and two located at the front of the property, both featuring fitted wardrobes and windows fitted with plantation shutters. Bedroom three is currently arranged as a study and enjoys a side aspect. The spacious 17ft living room features a fireplace and benefits from side windows and French doors leading through to the impressive UPVC conservatory.

Extending across the rear of the bungalow, the conservatory provides an excellent additional reception space with attractive views over the garden. The kitchen is fitted with a modern range of wall and base units, an integrated oven and hob, and space for additional appliances. The main bathroom comprises a bath with shower over, wash basin and WC, while a separate shower room with WC and a wash basin offers added convenience.

Outside, the property enjoys a generous front garden with ample driveway parking and gated side access. The secluded rear garden features a patio area, a large lawn bordered by mature planting and a pleasant sunny aspect. A substantial garden room measuring approximately 8m x 4m is equipped with power, making it ideal for use as a home office, playroom, gym, studio or hobby room. Viewing is highly recommended to fully appreciate all that this attractive bungalow has to offer.

Tenure: Freehold

EPC Rating: to be confirmed

Council Tax Banding: D





GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



TOTAL FLOOR AREA - 1055 sq ft. (98.0 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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