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**Bearwood  
Bournemouth, Dorset, BH11 9TY**

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## FREEHOLD PRICE GUIDE: £425,000

An immaculately presented three double bedroom detached bungalow offering 1,225 sq ft of accommodation including an Orangery style conservatory, garage and off-road parking for two cars and a camper van set in a cul de sac location within easy reach of local amenities. NO FORWARD CHAIN.

- Generous entrance hall with loft access and storage cupboard
- Recently refurbished kitchen with a range of navy units and complementary quartz worktops, integrated full length fridge, twin Siemen ovens, integrated Siemen dishwasher, pan drawers, corner carousel unit and Amtico flooring
- Generous size sitting room/diner with triple aspect and further two windows offering plenty of light, feature fireplace and service hatch to kitchen
- Orangery style conservatory with double glazed French doors opening onto the patio and a pitched glazed rooflight window and electric under floor heating
- Refurbished bathroom with shower cubicle, bath, wash hand basin set in a navy vanity unit and WC set into a range of navy fitted furniture with storage cupboard and Karndeian flooring
- Refurbished cloakroom with wash hand basin and WC set into a range of furniture with a quartz worktop, inset sink and plumbing for washing machine and tumble dryer
- Three double bedrooms all with fitted wardrobes
- Landscaped rear garden with a large range of mature trees and shrubs, two patio areas ideal for al fresco dining

Crusader Road is a cul de sac location situated in Bearwood with local amenities including community centre, Co-op stores and pharmacy and wonderful retail park close by on Ringwood Road. The town of Bournemouth with its award-winning sandy beaches and Bournemouth International Airport are both approximately six miles away.

COUNCIL TAX BAND: E EPC RATING: D

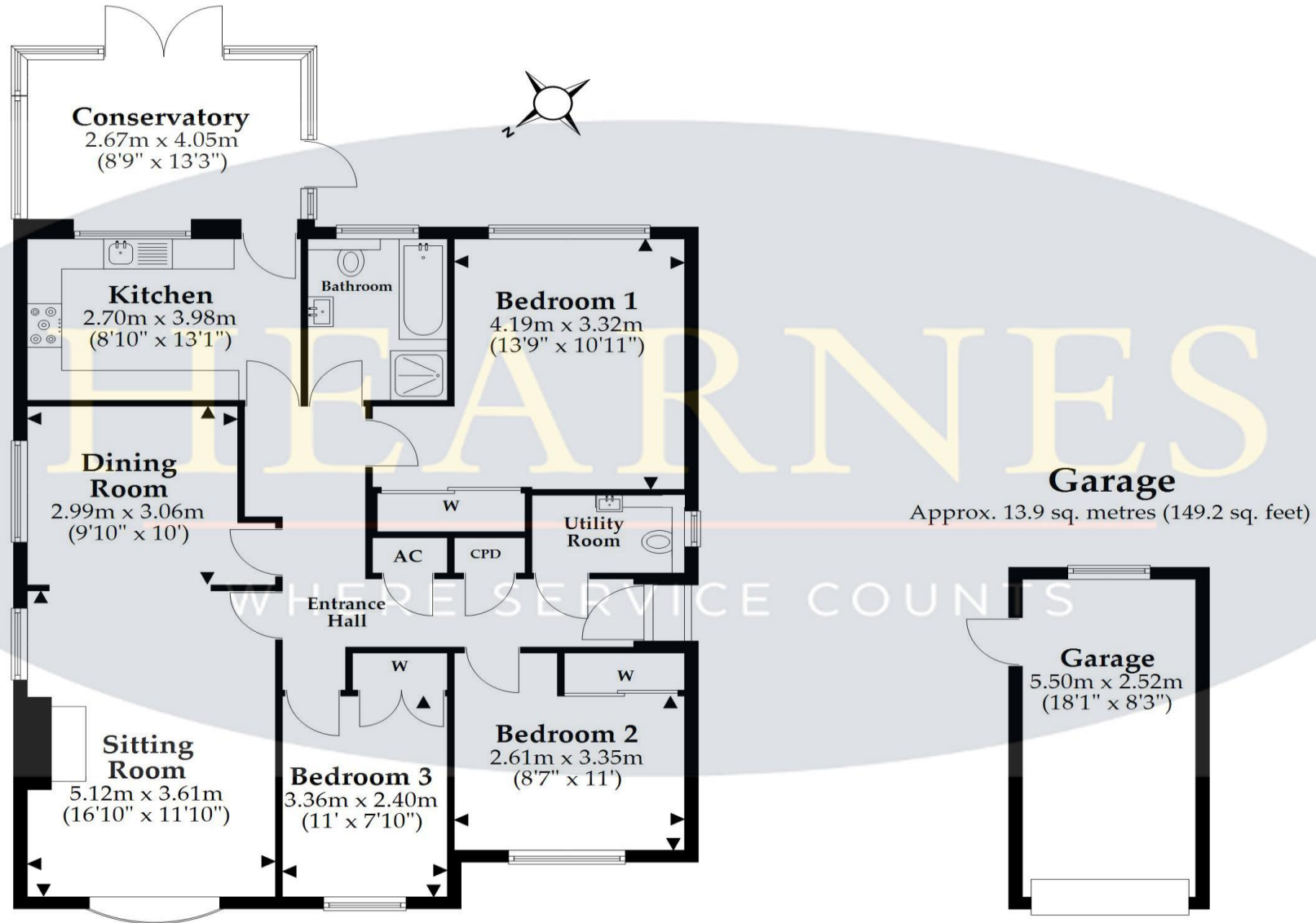
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# Ground Floor

Approx. 113.8 sq. metres (1225.4 sq. feet)



Total area: approx. 127.7 sq. metres (1374.5 sq. feet)

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







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