



58 King John Avenue, Bearwood, Bournemouth BH11 9RU

A well presented 3 bedroom detached family home, benefiting from open plan modern living. Situated in this popular and convenient location.

EPC: 57 Council Tax Band: D Price: £360,000 Freehold

 **3**  **1**  **2**





Key Features

- LOVELY DETACHED FAMILY HOME
- THREE BEDROOMS
- MODERN KITCHEN WITH BREAKFAST BAR
- SPACIOUS LIVING ROOM WITH FEATURE MEDIA WALL
- GOOD SIZE RECEPTION HALL
- UTILITY ROOM
- FAMILY BATHROOM PLUS SEPERATE WC
- CONSIDERABLE SIZE GARDEN
- GARAGE & PARKING
- GREAT LOCATION

The Property

Upon entering the property, you are welcomed by a spacious hallway that leads through to the modern open-plan kitchen/dining area providing an ideal space for both family living and entertaining. The dining area enjoys a pleasant outlook onto the garden.

From the dining area, you are led through to the well-presented lounge, featuring a stylish media wall that creates a contemporary focal point. The kitchen also benefits from access to a generous size utility room, offering useful additional space, and an internal connecting door into the garage for added convenience. Upstairs, the property offers three well-presented bedrooms. The main bedroom comfortably accommodates a king-size bed and benefits from built-

in wardrobes, providing useful storage. The second bedroom is a spacious double, whilst the third is a well-proportioned single bedroom. Completing the first floor is a modern family bathroom, complemented by a separate WC for added convenience.

To the rear of the property is a good-sized garden, accessed via double doors that open onto a patio area, providing an ideal spot for outdoor dining. The garden offers a generous lawn with plenty of space for outdoor activities. The combination of patio and lawn creates a versatile outdoor space, with ample potential for landscaping and making it your own.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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