



45 Neville Gardens, Bearwood, Bournemouth, BH11 9FW

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HARDWICK
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ESTATE AGENTS

A modern 3 bedroom semi-detached house situated in the desirable Canford Paddock development with generous garden and driveway parking.

- Newly built semi-detached house
- Modern kitchen/diner with fitted appliances
- 3 bedrooms
- 2 bathrooms
- Separate sitting room
- Downstairs cloakroom
- Driveway parking
- Generous rear garden
- Residue of builders' guarantee (tbc)
- Quiet residential area
- Gas central heating
- EV charge point

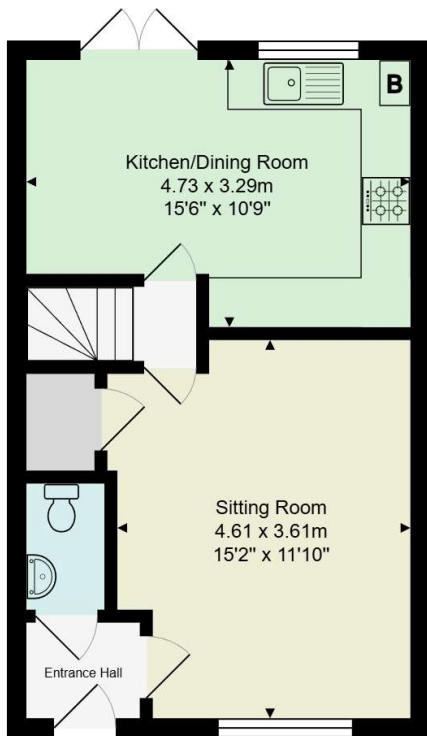
ASKING PRICE:

£375,000 (Freehold)

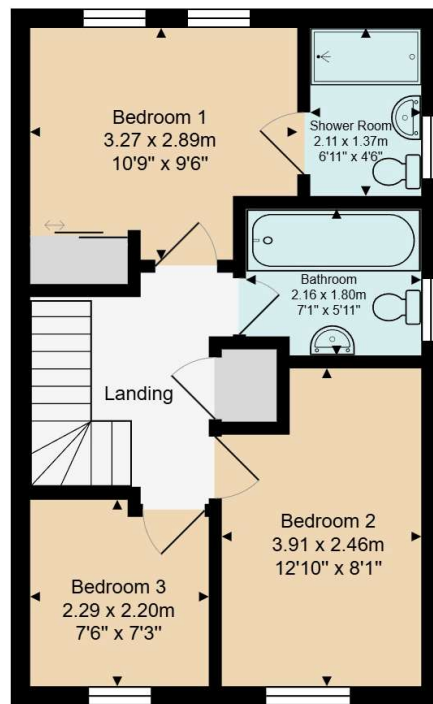
EPC RATING:

Band - B





Ground Floor
Area: approx 38.3 m² ... 412 ft²



First Floor
Area: approx 39.0 m² ... 420 ft²

Total Area: approx 77.3 m² ... 832 ft²

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PROPERTY DESCRIPTION

Set within the sought after Canford Paddock development in Bearwood, this beautifully presented semi-detached home offers modern living, generous proportions, and a thoughtful layout ideal for families, couples or individuals. Recently built in 2022 and finished to a high standard, the property combines contemporary style with practical design.

The welcoming sitting room sits at the front of the home, enjoying excellent natural light and featuring a large built-in storage cupboard. From here, the property flows through to the impressive kitchen/dining room at the rear. This sociable space includes a range of fitted appliances — fridge/freezer, washing machine and dishwasher — and opens directly onto the garden via double doors, creating a seamless indoor-outdoor feel perfect for entertaining.

Upstairs, the main bedroom benefits from fitted double wardrobe and a sleek ensuite shower room. Bedroom two is a comfortable double, while bedroom three offers an ideal single room, nursery, or home office. A modern family bathroom and a downstairs WC/cloakroom complete the accommodation.

Outside, the front of the property features a charming flowerbed and a driveway to the side providing tandem parking for two cars. A side gate leads to the generous rear garden, which is mostly laid to lawn and includes a shingle area with shed for storage and space for outdoor dining — a lovely spot for al fresco evenings. A flower border adds colour and interest to this private outdoor space.

LOCATION

Canford Paddock is a popular modern development in Bearwood, known for its peaceful setting, green surroundings, perfect for walkers with easy access on to Canford Heath nature reserve and Canford Park Sang, along with excellent access to local amenities. Nearby you'll find convenient shops, well-regarded schools, and easy transport links into Poole, Bournemouth, and Wimborne. The area is close to beautiful woodland walks, open spaces, and the wider Dorset countryside, offering a perfect balance of lifestyle and connectivity.

ADDITIONAL INFORMATION

Council tax – C

Estate charge - £360 per annum approx.



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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