



HEARNES

WHERE SERVICE COUNTS

# Gainsborough Road, Ashley Heath, BH24 2HY

A delightful, private and enclosed rear garden, extensive parking and a detached double garage, are just a few features of this impeccably presented, spacious and flexible bungalow, that is located within a peaceful cul-de-sac.

There are three well-proportioned double bedrooms (one currently used as a study), two with built-in wardrobes and two bath/shower rooms (one being en-suite to the master).

The generous sitting room enjoys a dual-aspect and has a feature fireplace, adding to the relaxed feel of this impressive home.

The kitchen/breakfast room is fitted in a range of modern units with built-in appliances (dishwasher, Neff double oven & matching hob). It also has a door into the garden and a separate utility room.

This charming property further benefits from a separate dining room, gas central heating, tasteful oak internal doors and double glazing.

The garden extends to around 60' in length with an easterly aspect, but being a bungalow catches the sun all day long. A large block paved terrace, perfect for entertaining, leads to a well-tended lawn, edged by flower and shrub beds and enclosed by fencing. There is a large ornamental pond, summer house, greenhouse and numerous timber sheds/stores. The garden then extends to the side, eventually via a gate to the front courtyard.

To the front is a large driveway, providing extensive parking/turning. This in turn leads to a detached double garage (remotely operated up and over door, power and light) which has further parking/power for a motorhome/caravan.

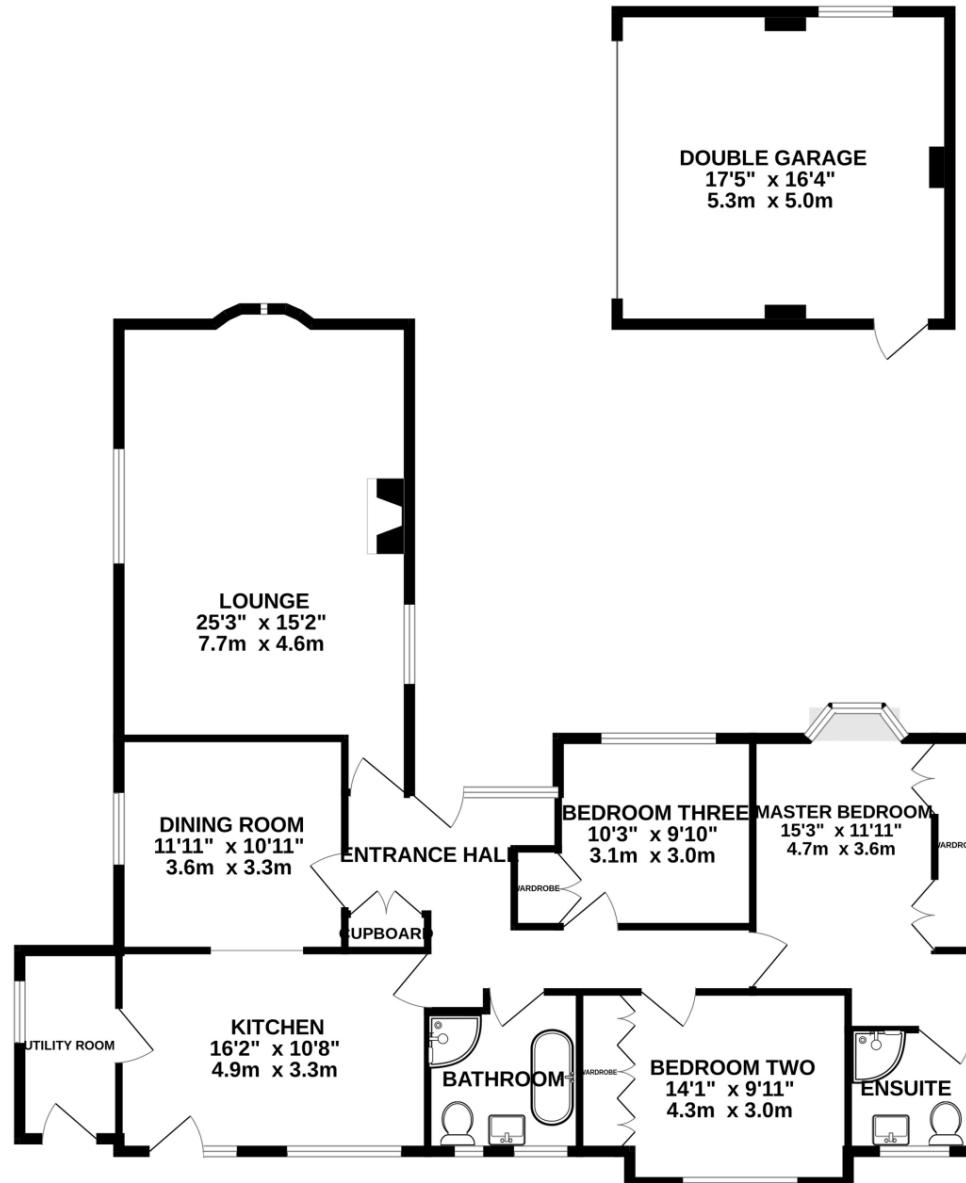
**Local Authority:** Dorset

**Council Tax Band:** F

**Energy Performance Certificate:** Rating



GROUND FLOOR  
1628 sq.ft. (151.2 sq.m.) approx.



TOTAL FLOOR AREA: 1628 sq.ft. (151.2 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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