



59 Venning Avenue, Bearwood BH11 9QG

A superbly presented and contemporary styled three/four bedroom detached bungalow, situated in an established residential location and enjoying a superb living space, two bathrooms and secluded gardens.

EPC: 72 Council Tax Band: D Price: £550,000 Freehold







Key Features

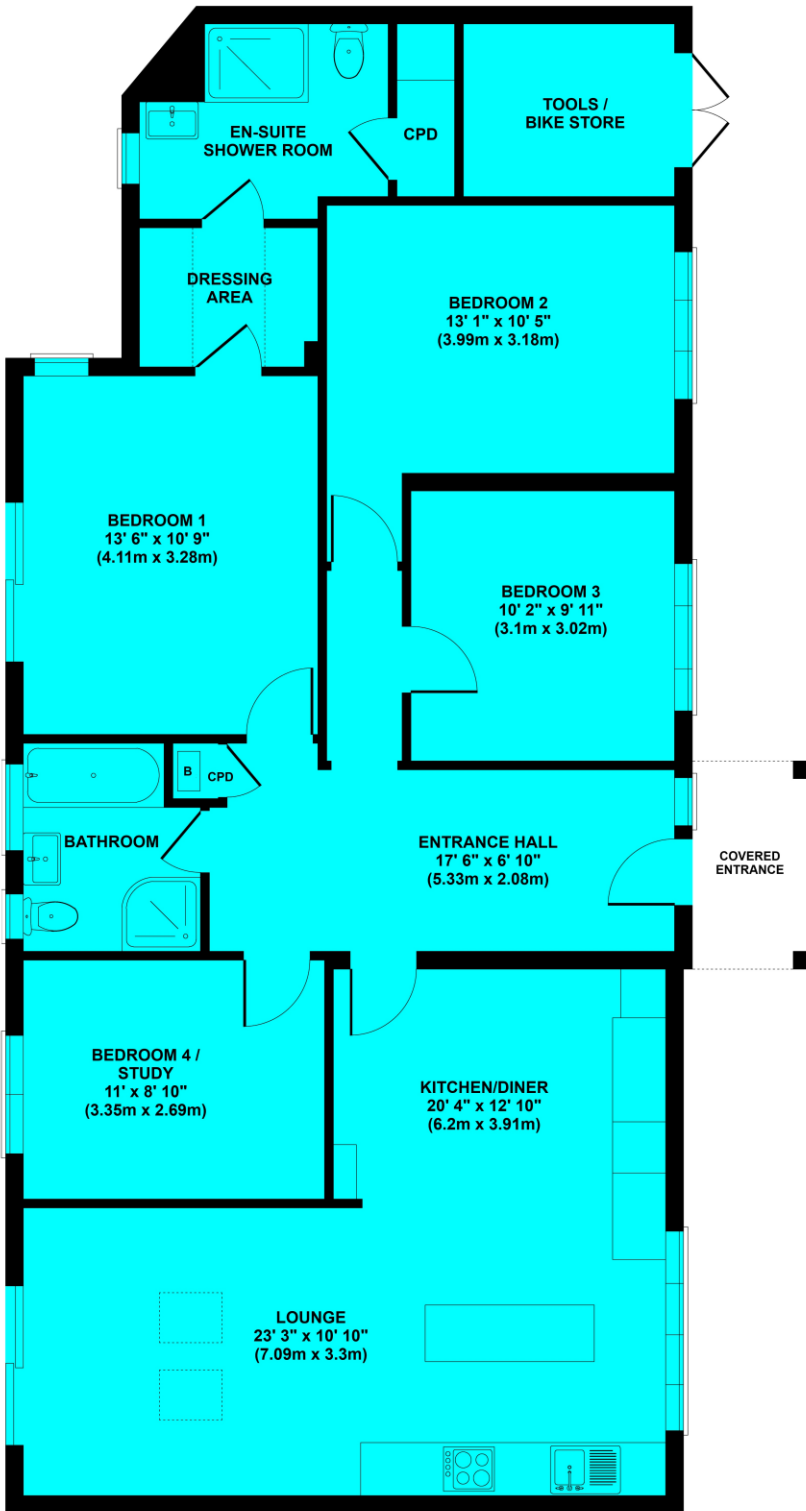
- NO FORWARD CHAIN
- SUPERBLY PRESENTED THROUGHOUT
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- IMPRESSIVE LIVING SPACE WITH VAULTED CEILING
- THREE DOUBLE BEDROOMS PLUS FOURTH BEDROOM / STUDY
- GENEROUS RECEPTION HALL
- MASTER BEDROOM WITH WALK IN WARDROBE & EN-SUITE
- ATTRACTIVELY LANDSCAPED GARDENS
- PAVED DRIVEWAY & INTEGRAL BIKE STORE

The Property

Situated in this established and convenient location, with easy access to bus routes and local shops, is this delightful detached bungalow. The property has been lovingly extended and re-modelled by the present owners to now provide a contemporary home which enjoys private and landscaped gardens.

The accommodation comprises of a feature wood framed entrance porch enjoying far reaching views to the front aspect, opening to a generous reception hall. There is then a superb open living space arranged as a dining area, kitchen with island opening to the lounge area with vaulted ceiling and

doors to the rear garden. The master bedroom enjoys a walk-in wardrobe then opening to the en-suite shower room, there are two further double bedrooms, a bathroom and then a fourth bedroom or study. A generous paved driveway leads to an integral store ideal for bikes and tools, and the front garden has been predominantly laid to lawn with established hedgerows and attractive planting. To the rear of the property there is a raised sun terrace and then areas of lawn with established borders, all being fully enclosed and enjoying a high degree of seclusion.



Approximate Gross Internal Area
1286 sq ft - 119 sq m

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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