



## 4 Woodgreen Drive, Bearwood, Bournemouth BH11 9TQ

Nicely positioned within a peaceful cul-de-sac, lies this beautifully presented two bedroom detached bungalow. There is generous sized accommodation on offer and the current owners have replaced the cloakroom, kitchen, shower room and boiler, to create a stylish and beautifully presented welcoming home.

**EPC: 71 Council Tax Band: D Price Guide: £335,000-£345,000 F'hold**











## Key Features

- IMPECCABLY PRESENTED DETACHED BUNGALOW WITHIN QUIET CUL-DE-SAC
- ENTRANCE HALLWAY & CLOAKROOM
- GENEROUS SIZE LOUNGE & SEPARATE DINING ROOM/OFFICE
- SPACIOUS KITCHEN
- TWO BEDROOMS
- CONSERVATORY
- STYLISH MODERN FITTED SHOWER ROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- DRIVEWAY PROVIDING OFF ROAD PARKING & DETACHED GARAGE
- WELL MAINTAINED MATURE REAR GARDEN

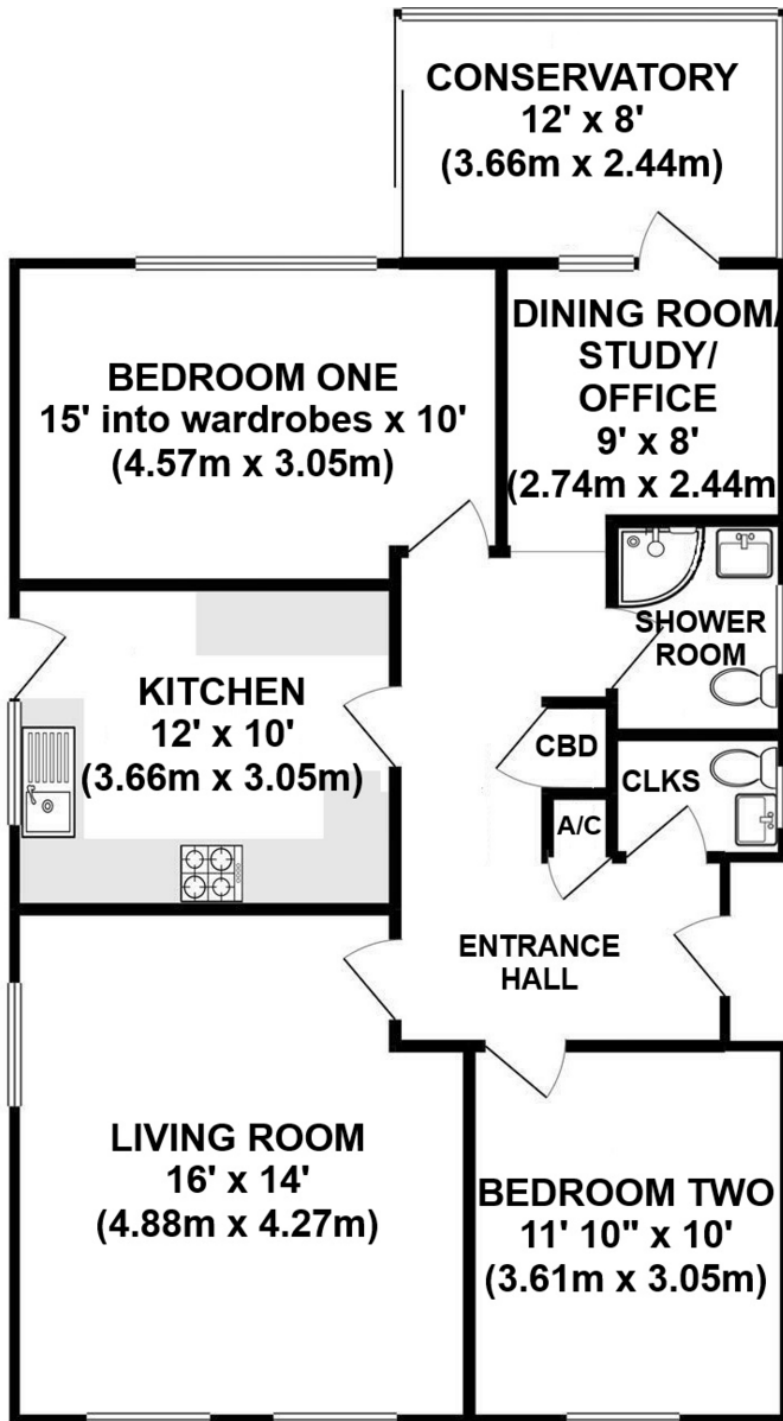
## The Property

Upon entering, you are greeted by a roomy entrance hallway serviced by a modern contemporary refitted cloakroom. Doors lead off to all principal rooms with the dual aspect generous size sunny lounge located to the front. The new spacious kitchen offers ample storage units, space for appliances and has part brick effect tiled walls. There are two bedrooms with the generous size master overlooking the rear garden and bedroom two is to the front with both benefiting from fitted wardrobes along one wall. The quality constructed conservatory, which has multiple uses has a tiled floor with a UPVC double glazed door leading out on to the rear garden and a stylish newly refitted shower room completes the accommodation.

Outside to the front there is a part low level wall, decorative stones and stepping stones. A driveway provides off road parking and this leads on to the detached garage.

The rear garden offers a certain degree of privacy and seclusion and initially there is a patio area abutting the conservatory, which continues down the side of the garage. Located behind is a covered tranquil seating area and the rest of the garden is laid to lawn with a selection of mature plants and shrubbery.

Conveniently situated close by you will find a local play park, supermarket, neighbourhood centre and primary school with Bournemouth town centre and retail park a short drive away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epcau.com		

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.

#### Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN  
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

#### Lower Parkstone Office

5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF  
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

[www.wilsonthomas.co.uk](http://www.wilsonthomas.co.uk)



rightmove



**wt**  
**WILSON THOMAS**  
ESTATE AGENTS