



79 PROVENCE DRIVE, BEARWOOD, BOURNEMOUTH, DORSET, BH11 9FE

PRICE GUIDE: £400,000-£410,000 FREEHOLD

A BEAUTIFULLY PRESENTED 3 BEDROOM DETACHED HOUSE WITH A GARAGE, OFF ROAD PARKING, AND THE REMAINDER OF ITS NHBC WARRANTY, IN THE POPULAR BEARWOOD AREA.

SUMMARY:

The house comprises an attractive living room, a contemporary style open plan kitchen/dining room with French doors to the rear garden, a ground floor WC, 3 bedrooms, en suite shower room and a modern bathroom.

AT A GLANCE

- Contemporary kitchen/dining room
- Attractive living room
- En suite shower room, bathroom & cloakroom
- Garage
- Block paved off road parking



DESCRIPTION:

An entrance hall with laminate flooring gives access to a ground floor cloakroom. The living room features sash style windows with top openers, a wood panelling effect wall and an under stairs cupboard with fuseboxes and communication equipment.

The kitchen/dining room features contemporary style units and worktops, fitted fridge, freezer, dishwasher and washing machine. There is a gas hob with an oven beneath, a gas boiler, a stainless steel sink, and French doors to the garden.

Stairs from the hall lead to a first floor landing with a cupboard and a loft access.

Bedroom 1 has a rear aspect with views over the garden, a fitted double wardrobe and an en suite bathroom (with large shower, wash basin and towel radiator).

Bedroom 2 is also a spacious double room with a front aspect and views of nearby woodland, and bedroom 3 is a single room set up as an office/music room.



The property is situated in a small enclave providing access to just 4 homes. A brick paved area provides off road parking and leads to a garage with up-and-over door, power, lighting, and storage space. The front garden has large borders with mature planting.

A side gate leads to the rear garden which has fence and wall boundaries, a raised entertaining deck, mature planting, exterior water tap and power socket. There is access down both sides of the house for maintenance.

LOCATION:

Bearwood offers local shops, a Co-op supermarket, a primary school/nursery, a doctors' surgery and local bus services. The coastal towns of Poole and Bournemouth, both of which offer mainline rail links to London Waterloo, are easily accessible, as is the market town of Wimborne Minster.

COUNCIL TAX:

Band D

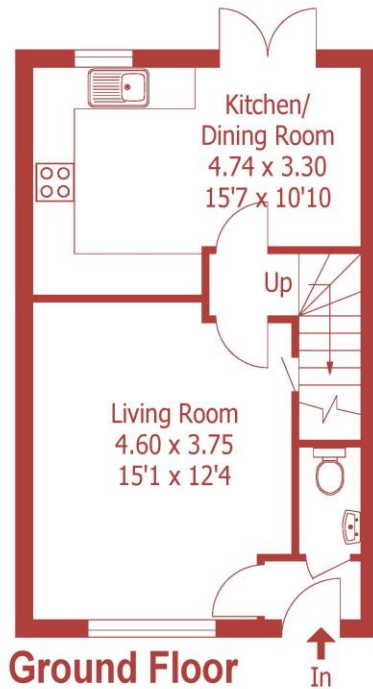
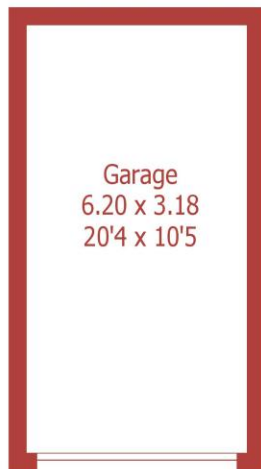
DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. At the roundabout, take the first exit into Gravel Hill. At the traffic lights, turn left into Queen Anne Drive which becomes Magna Road. Just before entering Bearwood, at the crossroads with Knighton Lane to the left, turn right onto Provence Drive. After some distance, the property can be found on the left hand side.

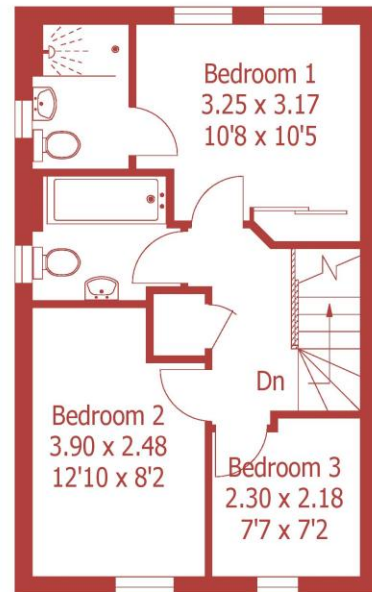




Approximate Gross Internal Area :- 76 sq mt / 818 sq ft
Garage Approximate Gross Internal Area :- 20 sq mt / 212 sq ft



Ground Floor



First Floor

For identification purposes only, not to scale, do not scale



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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