



## Dereham Way, BH12

£350,000 *Freehold*



A well-presented three-bedroom bungalow situated in Branksome. The property offers spacious living with three good sized bedrooms and has the added benefit of being situated on a private plot in a quiet Cul de sac.

### KEY FEATURES

- Detached Bungalow
- Spacious front and rear gardens
- Ample off road parking
- Three good sized bedrooms
- contemporary kitchen and bathroom



**Westbourne**

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## DESCRIPTION

Nestled in the sought-after area of Branksome, this delightful detached bungalow offers a unique blend of comfort and convenience, perfectly suited for modern family living. Lovingly maintained and presented in good condition throughout, the property boasts three generously sized bedrooms, ensuring ample space for both relaxation and entertaining guests.

Stepping inside, you are greeted by a bright and contemporary kitchen and bathroom, designed with both style and practicality in mind. The home's living areas flow seamlessly, leading out onto a sunny rear garden—ideal for those who enjoy al fresco dining or simply unwinding outdoors. To the front, a private garden provides a welcoming approach and added green space.

One of the outstanding features of this property is its superb outdoor

space, including a spacious driveways to the front which provides ample off-road parking for multiple vehicles. Whether hosting friends or accommodating a growing family, you'll have all the parking you need in this generous plot.







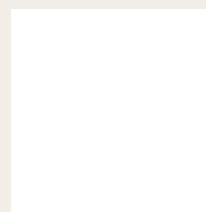
## LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne which offers an excellent range of independent shops, bars, restaurants and coffee shops as well as a Marks & Spencer food store and has regular bus routes to Bournemouth and surrounding areas.

A particular feature of this area is the beautiful Coy Pond Gardens. The pond and it's gardens are a popular destination with local people and is an ideal venue to have a picnic. Coy pond and the gardens together cover a total area of 9 acres leading all the way down to Bournemouth Pier where the award-winning Blue Flag beaches stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Branksome or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WBN220360>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

## MATERIAL INFO

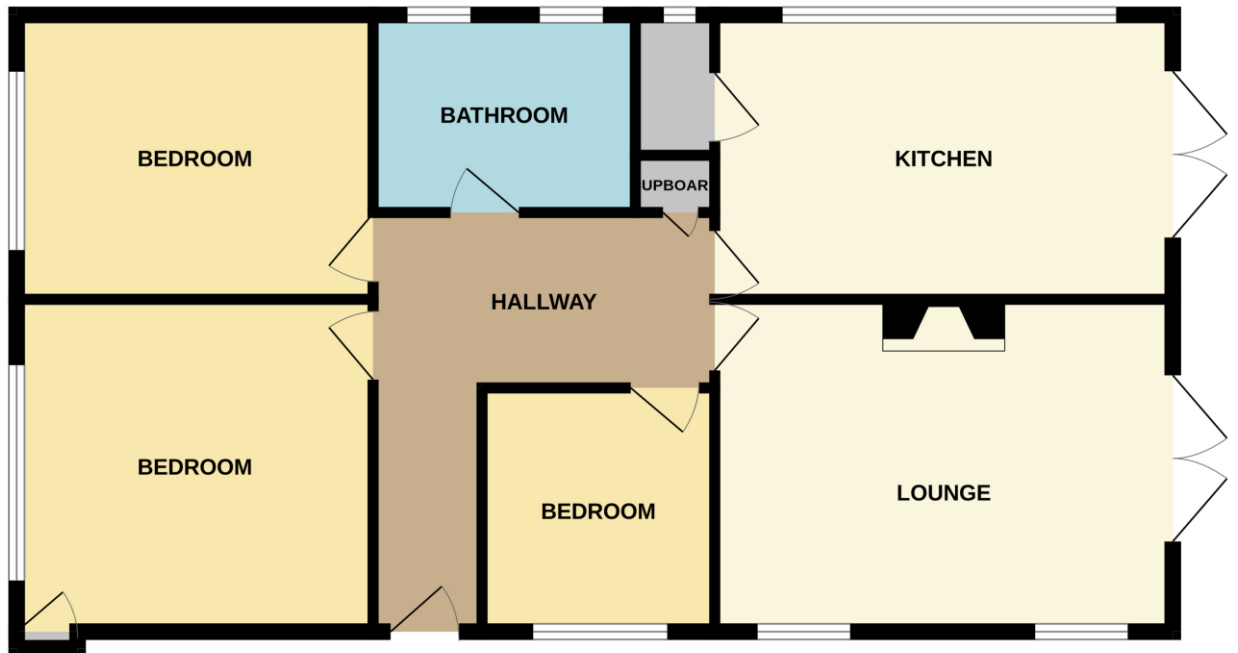
**Tenure:** Freehold

**Council Tax Band:** D

**EPC rating:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	73 C
39-54	E		
21-38	F		
1-20	G		

## GROUND FLOOR



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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