



53 Wheelers Lane, Bearwood,
Bournemouth,
Dorset, BH11 9QQ

A beautifully refurbished 3 bedroom detached house with a lounge and an impressive kitchen/dining/family room, in a 'no through' road with easy access to a primary school/nursery, shops and dog walks.

PRICE GUIDE: £485,000 FREEHOLD

Council Tax: Band D

EPC Rating: Band D

Christopher
Batten

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Set on an unmade, adopted road, the property has been extended, re-modelled and re-fitted, with new central heating, contemporary slimline radiators and UPVC double glazing, and has a very sleek and modern feel.

The reception hall features useful retractable under stairs storage, and there is a ground floor cloakroom. The well proportioned lounge has recessed ceiling lighting and a split face stone tiled TV, media and fire bay.

Across the rear of the house is a stunning, large open plan kitchen/dining/family room with bifold doors to the rear terrace. The kitchen features a large island with inset induction hob and ceiling extractor above, an excellent range of units and work surfaces, a wine cooler, fitted Hoover dishwasher, fitted Kenwood double oven, and space for an American style fridge-freezer.



2



3



1



A separate utility room houses the gas central heating boiler and has a work surface, a range of cupboards, and space for washing machine and tumble dryer.

The first floor landing has a storage cupboard and a loft access. Bedroom 1 is a large double room with a fitted wardrobe, and views over the front garden. Bedroom 2 is also a double, with a built-in wardrobe and views over the rear garden. Bedroom 3 is a single room to the front, with an above-stairs cupboard.



The modern bath/shower room comprises bath (with handheld shower attachment), WC, sink with cupboards under, large walk-in shower, and over-sized towel radiator.

To the front there is a red brick wall and pillar boundary, a lawn and a brick paved drive offering ample off road parking and leading to a garage.



The rear garden is mainly laid to lawn, with a paved patio, a small chalet style shed and a cordyline australis.

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.

Directions: From Merley, follow Queen Anne Drive, which becomes the A341 Magna Road. As you enter Bearwood, turn right into King John Avenue. Take the first turning on the right into Wheelers Lane. At the T-junction, turn left, which is also Wheelers Lane. Number 53 can be found near the end, on the left hand side.





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



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