40 Beaumaris Road,

Bournemouth, BH11 9FX

HARDWICK
ESTATE AGENTS

A modern 3 bedroom semi-detached house with ensuite, driveway parking and a south/westerly facing garden.

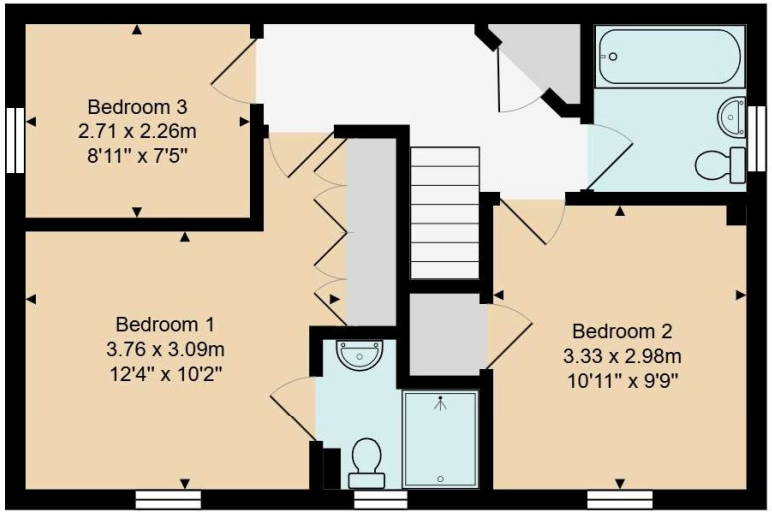
- Entrance hall
- Sitting room
- Kitchen/dining room
- Utility room
- 3 bedrooms
- Ensuite shower room
- Family bathroom
- Driveway parking
- Garden
- Gas central heating & double glazed
- Remainder of builders warranty

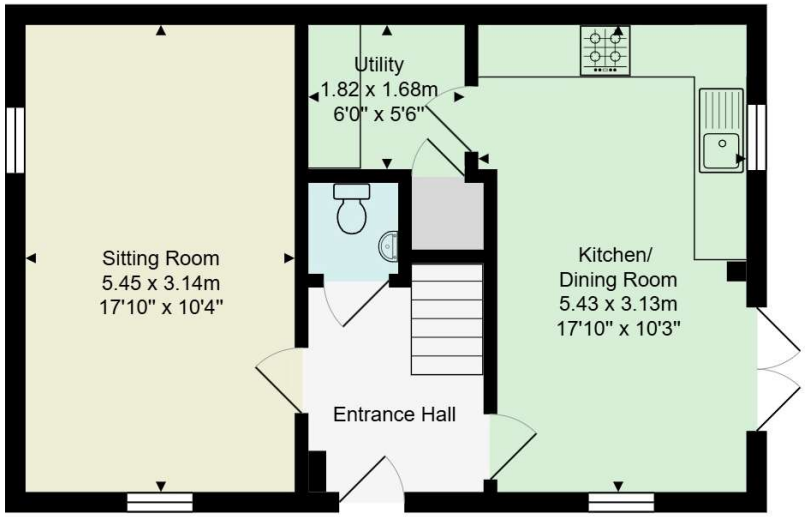
ASKING PRICE:

£375,000 (Freehold)

EPC RATING:

Band - B





Total Area: approx 91.7 m² ... 987 ft²

All measurements are approximate and for display purposes only.

THE PROPERTY

Situated within the Canford Paddock development, this three-bedroom semi-detached house offers modern, well-planned accommodation, together with driveway parking for two vehicles and a south-westerly facing rear garden. Ideally suited to families, first-time buyers and those looking for a contemporary home in a convenient location, the property enjoys a pleasant setting within easy reach of local amenities, schools and excellent transport links.

The accommodation briefly comprises a welcoming entrance hall with stairs rising to the first floor and a useful ground floor cloakroom fitted with a WC and wash hand basin.

The bright and spacious dual-aspect sitting room is filled with natural light, creating an inviting space to relax, whilst the impressive kitchen/dining room, also enjoying dual-aspect windows, provides an excellent space for everyday living and entertaining. Double doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor spaces.

The modern fitted kitchen comprises a comprehensive range of wall and base units with fitted appliances including an electric oven, gas hob, fridge/freezer and dishwasher. A separate utility room provides additional storage together with space and plumbing for a washing machine and tumble dryer, whilst also housing a useful under-stairs storage cupboard.

Upstairs, the first-floor landing includes a further fitted cupboard. The principal bedroom enjoys a delightful far-reaching outlook and benefits from fitted wardrobes together with a contemporary en-suite shower room fitted with a white three-piece suite. There are two further well-proportioned bedrooms, served by the family bathroom, which is fitted with a white three-piece suite comprising a bath with shower over, WC and wash hand basin.

Outside, the property benefits from driveway parking for two vehicles situated behind the house. The enclosed rear garden enjoys a desirable south-westerly aspect. The garden is laid predominantly to lawn and enclosed by timber fencing, providing a safe and private environment for both children and pets.

LOCATION

Canford Paddock is a popular modern development in Bearwood, offering a peaceful residential setting with excellent everyday convenience. Nearby are local shops, supermarkets, cafés and well-regarded schools, whilst the expansive Canford Heath Nature Reserve and Canford sang provides miles of heathland walks and cycling routes. The property is also well placed for commuting, with easy access to Poole, Bournemouth and Wimborne, together with the A31 for routes towards Southampton and London.

ADDITIONAL INFORMATION

Council tax – C – Poole (BCP)
Annual estate charge - £247.67

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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