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WOOD LANE

BOURNEMOUTH, BH11 9NG

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Homes from Edwards





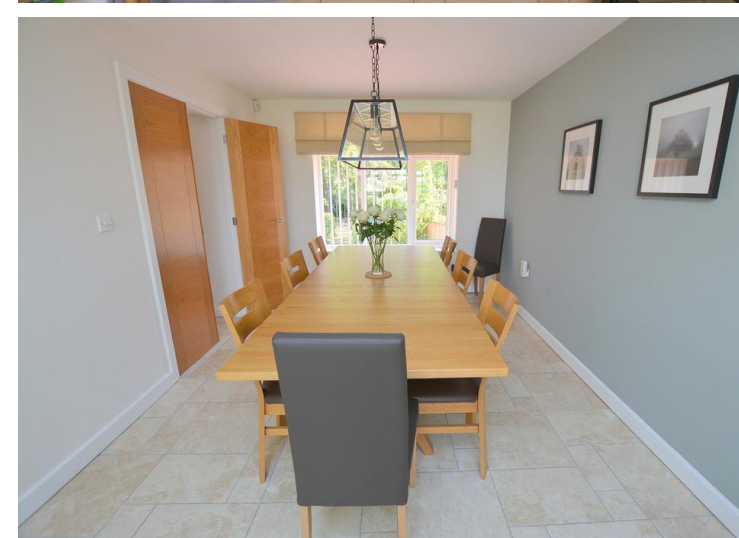


# OFFERS IN EXCESS OF £725,000

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- ENSUITE BATHROOM AND ENSUITE SHOWER ROOM
- STYLISHLY APPOINTED KITCHEN
- LOUNGE
- ORANGERY/FAMILY ROOM
- UTILITY/CLOAKROOM
- GENEROUS GROUNDS

This detached family home is set within a very generous plot, with ample off road parking to the front of the property and delightful, very generous and neatly maintained grounds to the rear, laid mainly to lawn with a paved terrace immediately to the rear of the property. Conveniently located between Wimborne and Bournemouth, there are local amenities nearby as well as easy access to transport links.

Accommodation is beautifully presented and arranged over two floors, with high quality hard flooring finishes laid throughout most of the ground floor. The hub of this family home is perhaps the stylishly appointed kitchen - fitted with a range of painted and wooden shaker style units and ample floorspace for casual seating. Double doors lead through to a generously sized, dual



aspect dining/family/lounge area with French doors opening to the rear patio and a lantern window allowing lots of natural light into this versatile room. A separate lounge with fitted woodburner provides a quiet space for privacy and relaxation. There are also two double bedrooms on the ground floor - one with the benefit of an adjoining fully tiled ensuite shower room, whilst an adjoining utility room also has a wash basin and WC as well as ample space for free standing white goods.

On the first floor there are two further double bedrooms - one of which, the master suite, includes a luxuriously appointed ensuite bathroom and generous fitted storage. Bedroom two also has a range of fitted wardrobes.

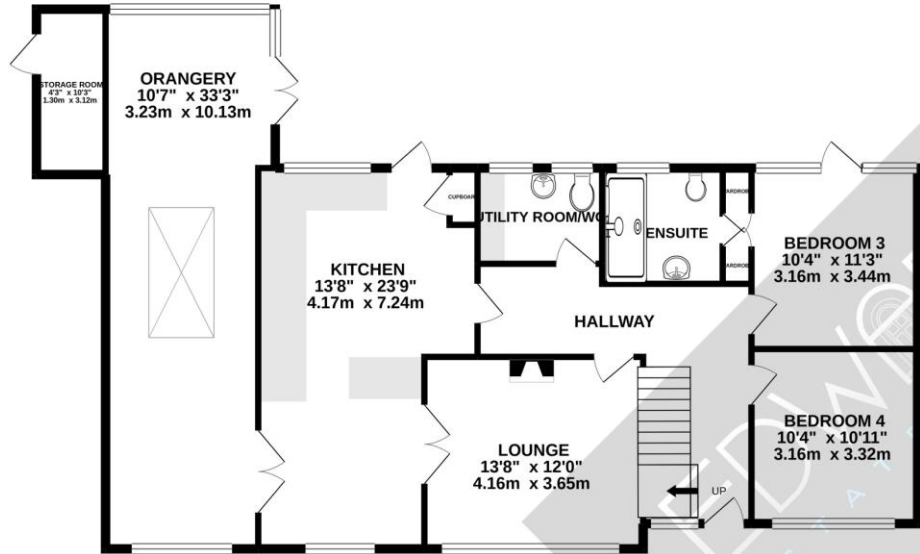
Outside, the paved frontage offers ample off road parking whilst to the rear, the current owners have purchased additional land, thus extending the rear boundary and providing excellent open space for leisure and relaxation. The paved terrace across the rear elevation is an ideal space for outdoor entertaining and dining and there is also a summer house and garden shed providing useful garden storage.

EPC: C

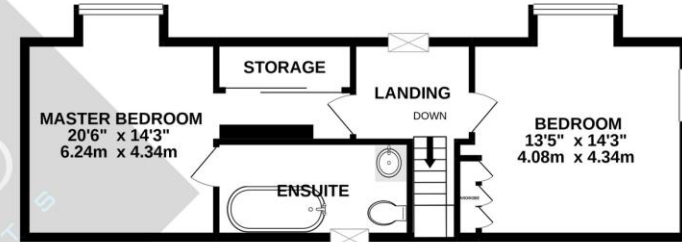
Agents Note: We understand that planning has been granted for new housing beyond the rear boundary of the property.



**GROUND FLOOR**  
1322 sq.ft. (122.8 sq.m.) approx.



**1ST FLOOR**  
519 sq.ft. (48.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1841 sq.ft. (171.0 sq.m.) approx.**

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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