



EDWARDS
ESTATE AGENTS

PLANTAGENET CRESCENT
BOURNEMOUTH, BH11 9PL



GUIDE PRICE £425,000

- DETACHED FAMILY HOME
- 4 BEDROOMS
- DUAL ASPECT LIVING ROOM
- MODERN FITTED KITCHEN/DINING ROOM
- UTILITY/CLOAKROOM
- FAMILY BATHROOM
- SHARED ACCESS DRIVEWAY PARKING
- ATTACHED GARAGE
- LARGE PRIVATE REAR GARDEN
- EASY REACH OF AMENITIES

This family home in popular Bearwood offers well proportioned accommodation and is presented in excellent order throughout.

On the ground floor, a good size dual aspect living room overlooks the front of the property with sliding glazed doors to the rear opening to the large, private and neatly landscaped garden.

The kitchen benefits from a range of traditional style base and wall units, fully tiled walls and vinyl flooring. There is open access through to the adjoining dining room and the rear lobby which has useful understairs storage. Off the main entrance hallway there is a useful utility room/cloakroom with space and plumbing for a washing machine and dryer.

The four bedrooms on the first floor are served by a modern fully tiled bathroom fitted with bath, WC and vanity wash basin.

Outside there is shared driveway access to the attached garage which has a pedestrian door



to the rear garden. The frontage is neatly laid to lawn with feature planting and the generously sized rear garden enjoys a good degree of privacy with part fenced/part walled boundaries. Laid mainly to lawn with established border planting, there is a patio area to the side of the property and another secluded spot towards the rear of the plot. There is also a garden shed/summerhouse to the side of the property.

Additional Information

Energy Performance Rating: D

Council Tax Band: D

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Shared access driveway to attached garage

Utilities: Mains electricity, mains gas, mains water

Heating: Gas Central Heating

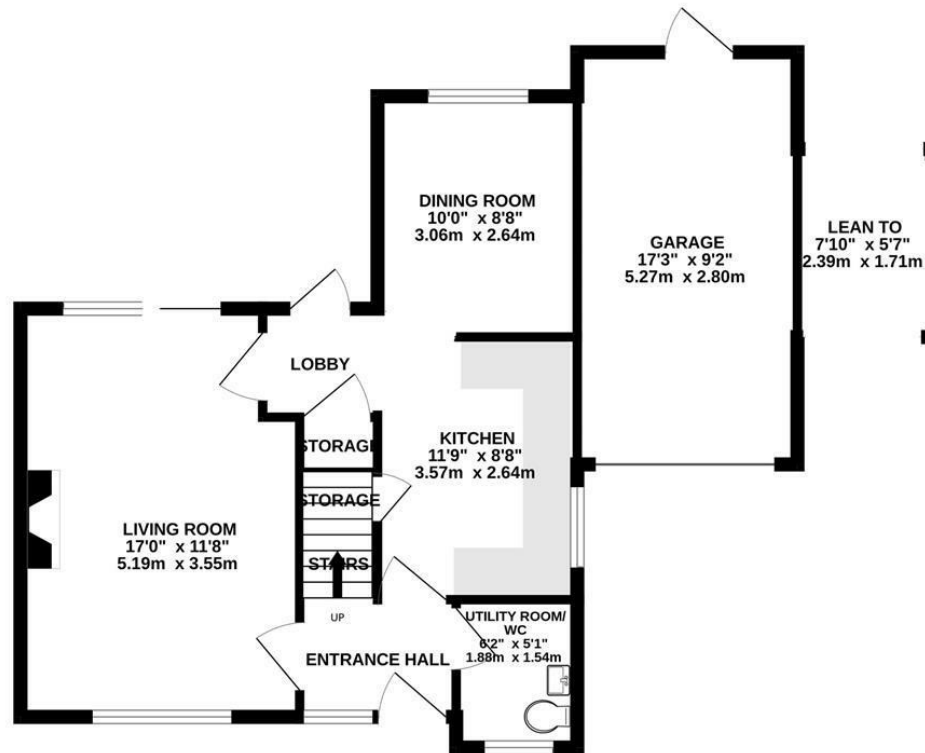
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

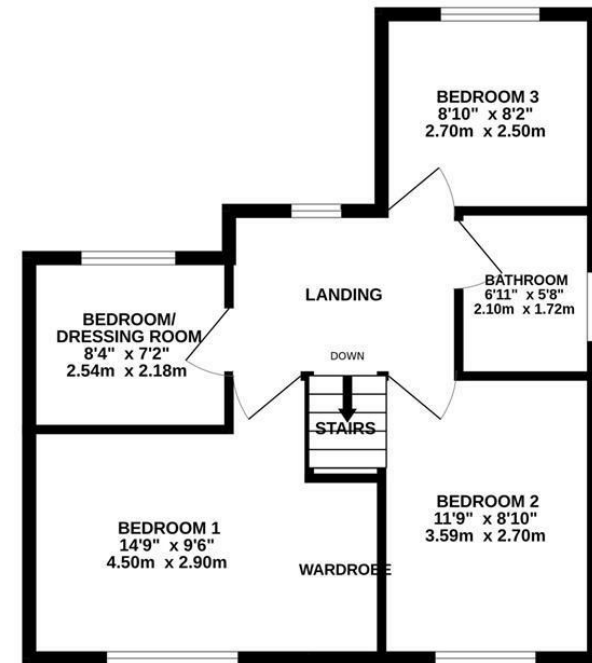
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
672 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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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