

EDWARDS
ESTATE AGENTS



WELDON AVENUE
BOURNEMOUTH, BH11 9QE



GUIDE PRICE £460,000

- NO FORWARD CHAIN
- DETACHED BUNGALOW
- 3 BEDROOMS
- EXTENDED & REFURBISHED THROUGHOUT
- OPEN PLAN LOUNGE/DINING/KITCHEN
- FAMILY BATHROOM & MASTER ENSUITE
- QUALITY GARDEN ROOM/OFFICE/HOBBIES ROOM
- DETACHED GARAGE
- AMPLE OFF ROAD PARKING
- POPULAR LOCATION

This three bedroom detached bungalow has been extensively re-styled and extended by the current owner, offering spacious and light accommodation in a contemporary style throughout. Located in popular Bearwood, the property is within easy reach of Poole, Bournemouth and Wimborne, with local amenities and well regarded schools close by.

The hub of this family home is the generously sized open plan lounge/dining/kitchen which is laid with quality hard flooring and has two sets of opening French doors leading out to the garden. The stylishly appointed kitchen/dining room is fitted with a comprehensive range of high gloss base and wall units and there is ample floorspace for a large dining table and chairs.

There are three double bedrooms – the master with the benefit of a modern ensuite shower room, whilst bedrooms two and three are served by a modern bathroom with shower/bath, WC, wash hand basin, storage cabinet and heated towel rail.

Outside there is a generous paved frontage providing parking for a number of vehicles and a neatly maintained lawned area to the side. There is a garage located towards the rear of the plot with gated access.



A further notable feature is a quality timber garden room providing additional social space or potential as a home office/hobbies room, with double opening doors to a private decked area – ideal for alfresco dining and relaxation. A paved patio is set immediately to the rear of the property leading on to a neatly maintained lawn.

Additional Information

Energy Performance Rating: D

Council Tax Band: D

Tenure: Freehold

Accessibility / Adaptations: Lateral living

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: Private driveway & 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

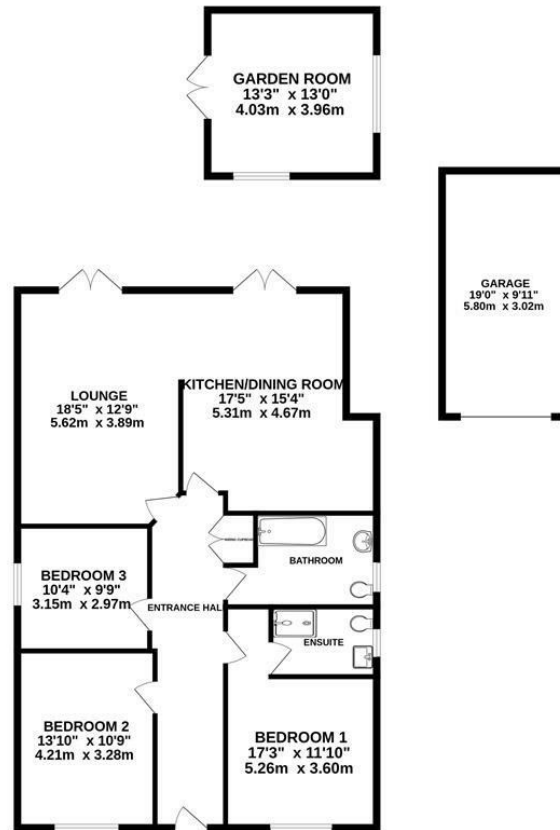
Agents Note: We are advised of the following:

New building works to be signed off following installation of insulation.

Property was fully rewired in December 2025 - Certificate to follow.



GROUND FLOOR
1518 sq.ft. (141.0 sq.m.) approx.



TOTAL FLOOR AREA: 1518 sq.ft. (141.0 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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