

Provence Drive, Bearwood, Bournemouth, BH11



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ESTATE AGENTS

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What it's got.

Nestled in Canford Paddock we are pleased to present this luxury 3-bedroom semi-detached home that is only 4 years old.

Immaculately presented throughout, the property boasts Sharps bespoke fitted wardrobes in all bedrooms. With a new build warranty included, this home really is turn-key and ready to move into.

Coming through the door, at the front of the property you have a cosy lounge, followed by a downstairs WC and large kitchen/ diner.

The bespoke kitchen is fitted with high-end integrated appliances, granite works tops and Amtico flooring. It has ample storage and work top space. The dining area can seat up to 6 people, there is plenty of space for the whole family - with patio doors leading out onto the low maintenance SOUTH FACING garden.

Heading upstairs, you have three generous size bedrooms, the master including an en-suite and a separate family bathroom with a bath.

Outside, the property continues to impress with its generous outdoor space perfect for socialising and soaking up the sun. With plenty of scope for a summer house or even a garden office!

Around the back of the property you have 2 allocated parking space, making coming and going easy!





What the owner says.

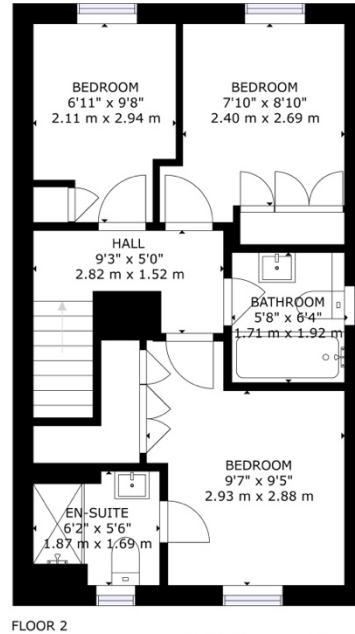
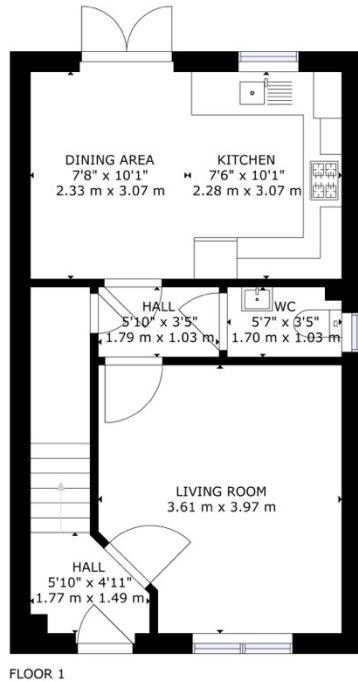
"We have loved living at this house and enjoyed making it a home the last four years! The road is quiet, and you have the benefit of Canford Sang on your doorstep and Wimborne town nearby which is a beautiful village! We have particularly enjoyed the garden which is south facing so you enjoy the benefit of sun all day long during the summer months! We will certainly be sad to see this house go; however, we are confident the future owners will love it just as much as we have!"



Where it is.

Canford Paddock is located in Bearwood, moments away from the Canford Sang, a perfect greenery and lake perfect for dog walks. Canford School is around a five minute drive away, and further on Wimborne high street with an array of shops and bars. The favoured Willet Arms pub and the Olive Branch aren't too far away.





GROSS INTERNAL AREA
FLOOR 1: 412 sq.ft, 38 m², FLOOR 2: 412 sq.ft, 38 m²
TOTAL: 824 sq.ft, 76 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Technical bits.

- South Facing Garden
- Immaculately presented throughout
- Two allocated parking spaces
- High spec fittings from David Wilson Developments
- Council tax band – C / EPC - A

- Luxury 3-bedroom semi-detached home
- Sharps bespoke fitted wardrobes in all bedrooms
- New build warranty included
- Approx. 924 Sq. Ft
- Communal grounds charge - £114.97 PA

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.