



10 GEOFFREY CLOSE, BEARWOOD, BOURNEMOUTH, DORSET, BH11 9FQ
PRICE GUIDE: £390,000 FREEHOLD

A WELL PRESENTED, MODERN 3 BEDROOM DETACHED HOUSE WITH PAVIOURED OFF ROAD PARKING AND A SPACIOUS SOUTH FACING REAR GARDEN, IN A QUIET CUL-DE-SAC POSITION.

SUMMARY:

Built by Barratt Homes in 2019, the property is tastefully presented and has brick elevations, a tiled roof, gas central heating (with dual-zone controls), UPVC double glazing, the remainder of its 10-year NHBC warranty, and 12 solar panels generating electricity for the owners. The house is situated in a small cul-de-sac with footpaths providing access to a local playpark and delightful scenic walks.

AT A GLANCE

- Built in 2019
- In a quiet cul-de-sac position
- Kitchen/dining room & well proportioned living room
- Pavioured driveway providing off road parking
- Generously sized south facing rear garden



DESCRIPTION:

A reception hall (with a spacious built-in cupboard) leads to a cloakroom. LVT flooring continues through to the attractive kitchen/dining room which comprises units, worktops, gas combination boiler, and integrated appliances (dishwasher, washing machine, fridge-freezer, Zanussi gas hob, extractor and AEG electric oven.)

The nicely proportioned living room has a large walk-in under stairs cupboard, and French doors looking on to the rear garden. The first floor landing has an airing cupboard and access to a half boarded loft. Bedroom 1 has space for a king size bed, 2 fitted single wardrobes, a built-in double wardrobe and an en suite shower room, and there are 2 further bedrooms and a family bathroom.

There is an open plan front garden, and a block paved driveway to the side providing off road parking. A side gate leads to the nicely enclosed, south facing rear garden which is laid to lawn, with borders, a shed and a paved patio.



Agents' Note: An annual fee is payable to a management company for the maintenance of the roads and communal landscaped areas.

LOCATION:

Geoffrey Close is situated at the edge of Bearwood and Canford Magna, within a short drive of the market town of Wimborne Minster and the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

COUNCIL TAX:

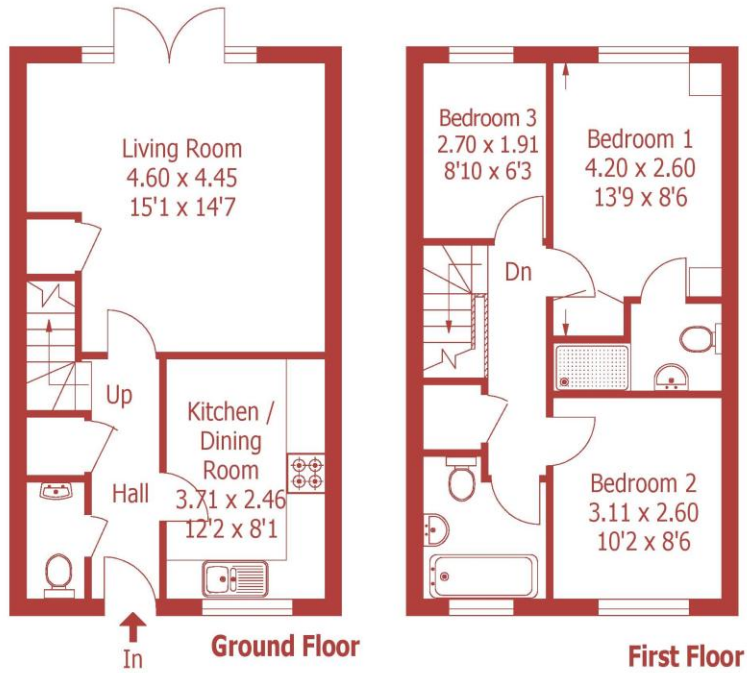
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DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Just before the Willett Arms, turn left into Oakley Lane and proceed through the village of Canford Magna. At the T-junction, turn left onto Magna Road towards Bournemouth. Approaching Bearwood, turn right into the Canford Paddock development, joining Provence Drive. Take the first turning left into Beckett Crescent. At the T-junction, turn right and next left into Geoffrey Close, and the property can be found at the far end on the left.



Approximate Gross Internal Area :- 71 sq m / 766 sq ft



For identification purposes only, not to scale, do not scale

Drawn using existing drawings and dimensions



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A	102	103
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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