



101 PROVENCE DRIVE, BEARWOOD, BOURNEMOUTH, DORSET, BH11 9FE
£385,000 FREEHOLD

A WELL PRESENTED 3 BEDROOM SEMI-DETACHED HOUSE ON THE POPULAR CANFORD Paddock DEVELOPMENT IN THE BEARWOOD AREA OF BOURNEMOUTH.

SUMMARY:

A well presented 3 bedroom semi-detached house on the popular Canford Paddock development in the Bearwood area of Bournemouth.

For sale for the first time since it was built in 2020, the house comprises a dual aspect living room, a contemporary style open plan kitchen/dining room (with granite worktops, integrated appliances, high quality resin flooring, ceiling spotlights and French doors to the rear garden), a separate utility room, a ground floor WC, 3 bedrooms and a modern bathroom.

AT A GLANCE

- 3 bedrooms
- En suite shower room & family bathroom
- Kitchen/diner and separate utility room
- Enclosed garden
- Carport & additional parking space



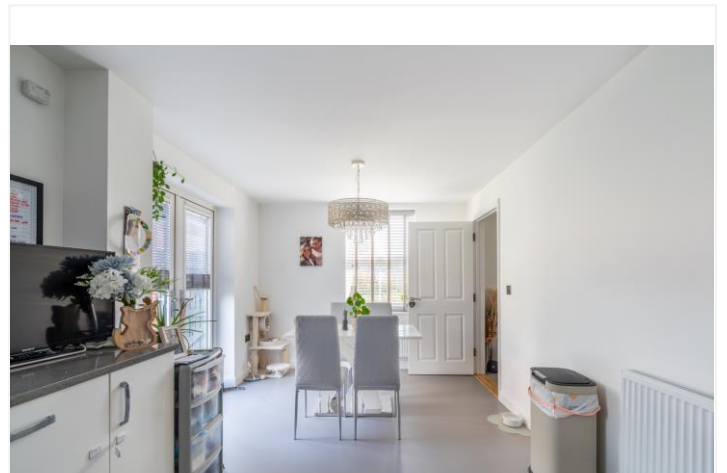
DESCRIPTION:

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Bedroom one has built-in wardrobes and a modern en suite shower room. Outside there is an enclosed rear garden which is lawned and paved, with shrub borders, a raised deck ideal for entertaining, and a side gate.

Accessed through an archway, at the rear of the property there is an allocated carport with parking in front for a second vehicle.



The house benefits from double glazing, gas central heating and owned solar panels, giving this property an energy rating of A and bringing in an income.

Agents' Note: We have been advised by the sellers that there is a service charge of £1 a day (paid yearly) for managing communal areas including the play park.

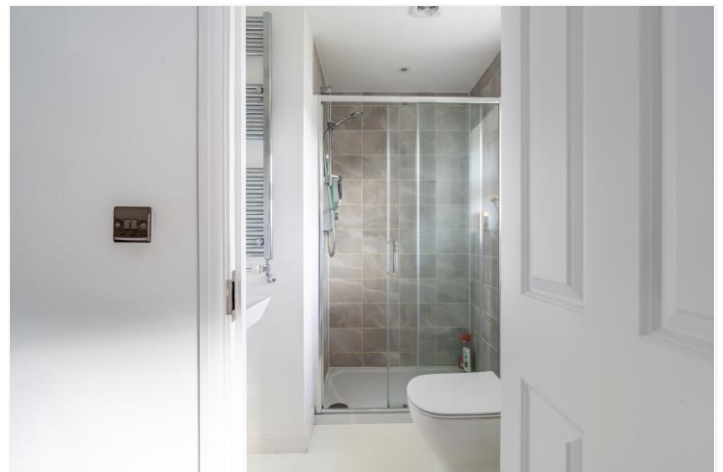
LOCATION:

Bearwood offers local shops, a Co-op supermarket, a doctors' surgery and local bus services. The coastal towns of Poole and Bournemouth, both of which offer mainline rail links to London Waterloo, are easily accessible, as is the market town of Wimborne Minster.

COUNCIL TAX: Band C

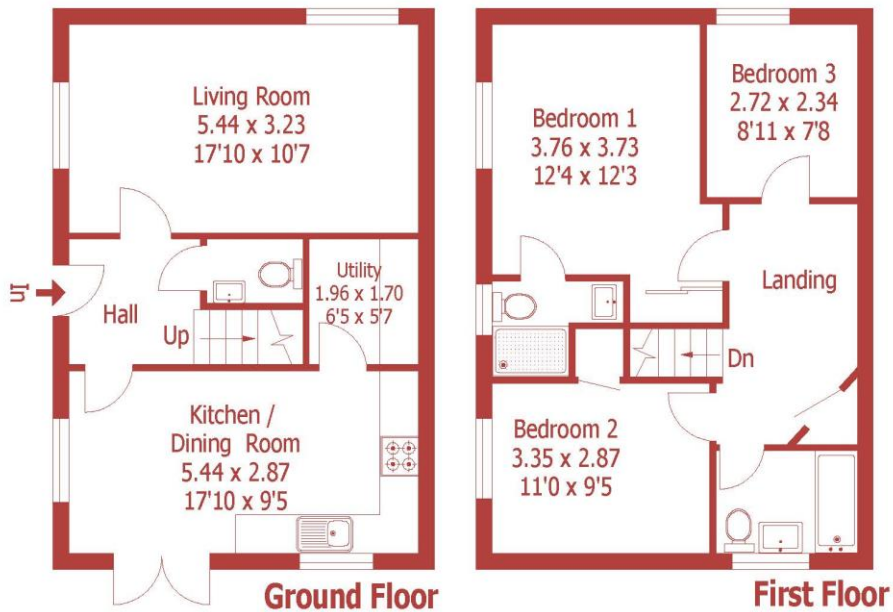
DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. At the roundabout, take the first exit into Gravel Hill. At the traffic lights, turn left into Queen Anne Drive which becomes Magna Road. Just before entering Bearwood, at the crossroads with Knighton Lane to the left, turn right onto Provence Drive.



101 Provence Drive, Bearwood

Approximate Gross Internal Area :- 88 sq m / 945 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	104	105
(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	

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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