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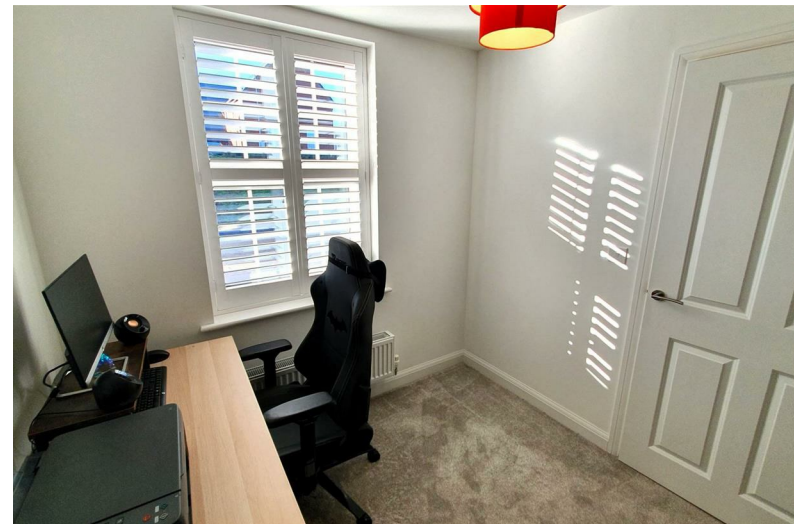
NEVILLE GARDENS
BOURNEMOUTH, BH11 9FW



GUIDE PRICE £600,000

- EXECUTIVE DETACHED FAMILY HOME
- 4 SPACIOUS BEDROOMS
- 2 RECEPTION ROOMS
- 2 BATHROOMS
- STUDY
- KITCHEN/DINING ROOM
- SEPARATE UTILITY
- ENCLOSED REAR GARDEN
- GARAGE & OFF ROAD PARKING
- RIVERSIDE WALKS VIA THE SANG

This large executive detached family home, built in 2022, offers the opportunity for MODERN LIVING. With FOUR SPACIOUS BEDROOMS, two inviting reception rooms, and two well-appointed bathrooms, this property is designed to cater to the needs of a growing family.



Upon entering, you are greeted by a welcoming entrance hall that leads to the sitting room, a light and comfortable study, and a convenient cloakroom with under stairs storage. The heart of the home is undoubtedly the generous kitchen/dining room, which boasts contemporary units and integrated appliances. French doors open seamlessly into the enclosed rear garden, creating an ideal space for entertaining or enjoying family time. A separate utility room adds practicality, featuring plumbing for a washing machine and space for a tumble dryer.

The first floor comprises four well-proportioned bedrooms, with the main bedroom benefiting from an ensuite shower room, complete with a double shower. The family bathroom is equally impressive, offering both a bath and a separate shower cubicle, ensuring comfort for all.

Outside, the property features an enclosed rear garden laid to lawn, perfect for children to play or for hosting summer gatherings. A side gate provides access to the garage, while off-road parking for two cars adds to the convenience.

Situated in the semi-rural location of Canford Paddock, this home is opposite protected natural greenspace, ideal for leisurely walks along the picturesque River Stour. The charming market town of Wimborne Minster is just 3.6 miles away, offering a delightful selection of cafes, restaurants, and local shops. Additionally, both Bournemouth and Poole are within easy reach, providing a wealth of activities for all the family to enjoy. This property truly represents a wonderful opportunity for those seeking a modern family home in a serene yet accessible location.

Additional Information

Agents Note: We are led to believe there is an Estate / Service charge of approximately £450.00 pa to the Management Company

Energy Performance Rating: B

Council Tax Band: E

Tenure: Freehold

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

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Ev charging private, private driveway & garage

Purchase Covenants: These are available upon request

Utilities: Mains Electricity, Mains Gas, Mains Water

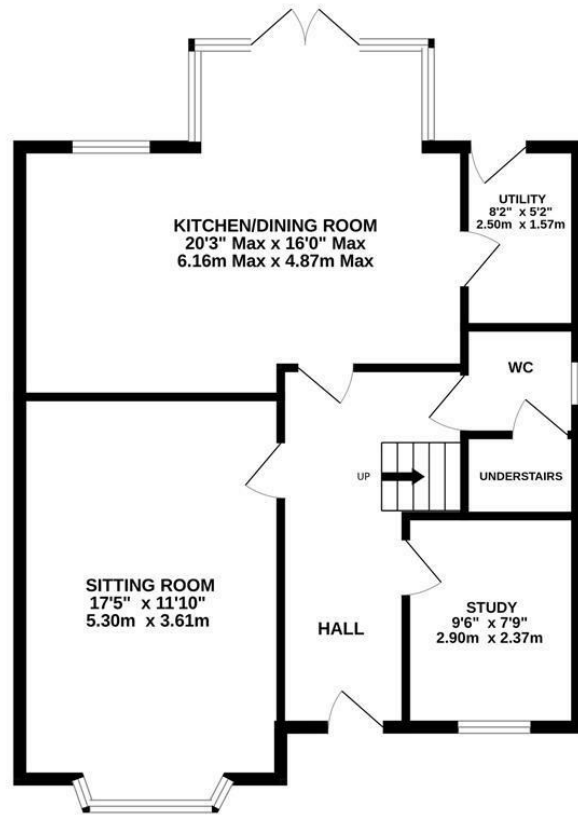
Drainage: Mains sewerage

Broadband: Fibre Broadband - Refer to Ofcom website

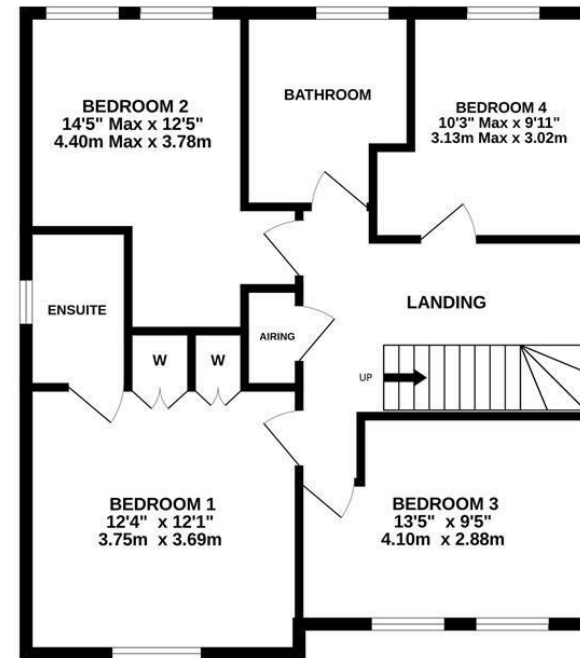
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 1481 sq.ft. (137.6 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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