



The **Bungalow** Centre

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**'Woodcroft', 39 Wheelers Lane,  
Bearwood, Bournemouth, Dorset, BH11 9QQ**



**£465,000**



## **'Woodcroft', 39 Wheelers Lane, Bearwood, Bournemouth, Dorset, BH11 9QQ**

A beautiful semi-rural setting in a leafy lane... For a real picture postcard location, this simply wonderful bungalow is hard to beat within this price region. Having been considerably extended and modernised in recent years, the bungalow must be viewed in person to be appreciated.

The wide and welcoming entrance hallway presents double glazed doors leading through to a superb size lounge-diner with a large feature window overlooking the picturesque front garden. Other aspects include a recently updated kitchen with integrated appliances, a centrally heated UPVC conservatory, two double bedrooms, both with an array of fitted wardrobes and cabinets, and a 3rd bedroom/study with a Velux window.

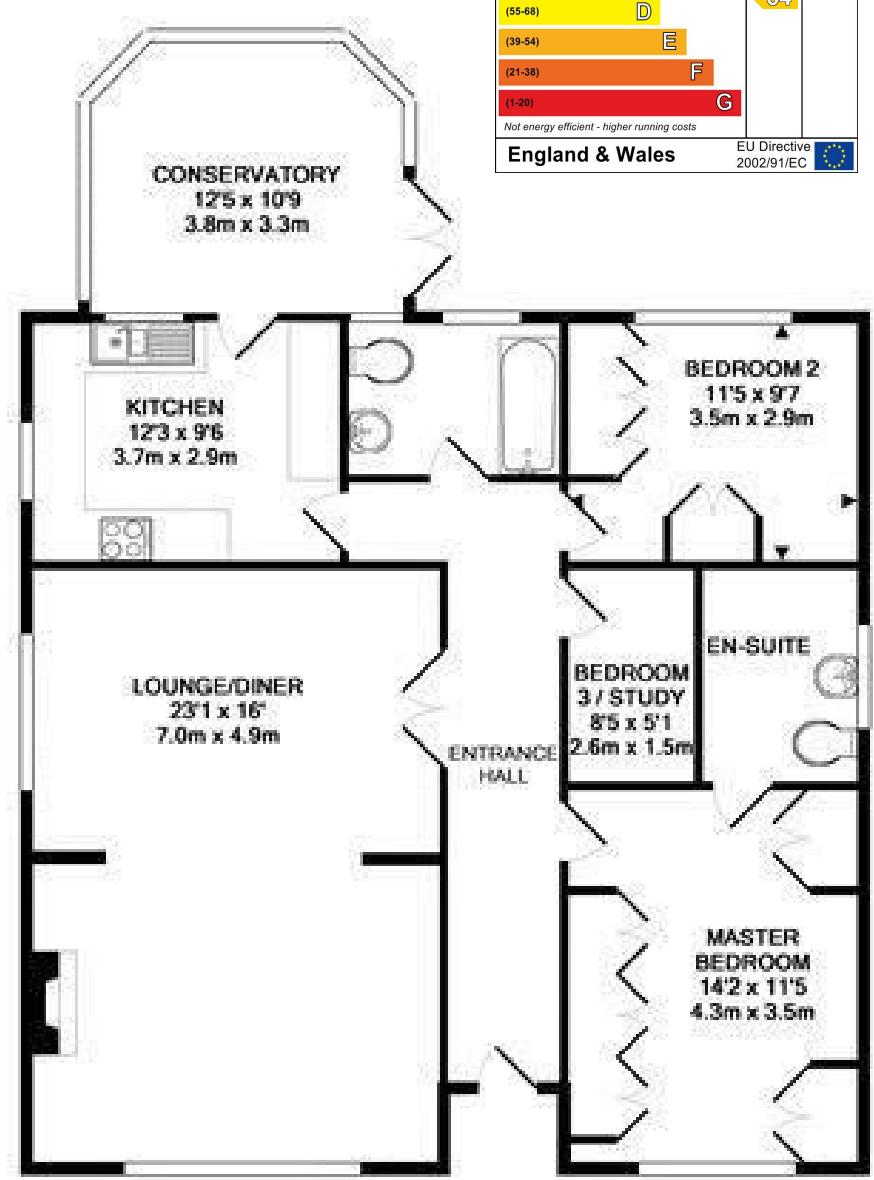
The block paved driveway provides ample off road parking for numerous vehicles, with plenty of space for a motorhome, caravan or boat. There is also a garage behind large double gates. The back garden is nicely private and is mostly paved and shingled for ease of maintenance.

Despite its peaceful setting, the bungalow is close to main road links to Wimborne, Ferndown, Bournemouth and Poole.

N.B. These are draft details for which we are awaiting verification from the vendor.

- UPVC double glazed windows & doors
- Security alarm system
- Gas fired central heating with combination boiler
- Large loft with conversion potential (subject to planning permission)
- UPVC fascias soffits & guttering
- En-suite wet room (totalling 2 WCs)
- Cavity wall insulation





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

TOTAL APPROX. FLOOR AREA 1197 SQ.FT. (111.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, misstatements 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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