



HEARNES

WHERE SERVICE COUNTS



A superbly presented four bedroom detached house located in a highly sought after residential and school catchment location whilst being within easy reach of Bournemouth Town Centre, JP Morgan, Bournemouth hospital and main transport links. The property has been maintained to an exceptional standard by the current owner and further benefits from a spacious living room, conservatory and modern fitted kitchen. Externally the property offers ample off road parking and a spacious, sunny aspect private rear garden.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, leads into an impressive living room overlooking the front aspect. The living room leads into a conservatory offering a pleasant outlook and access to the private rear garden. A spacious 'L' shaped kitchen/dining room offers a comprehensive range of modern fitted floor and wall mounted units finished with a matching work surface and selection of kitchen appliances. A side access also leads to the rear garden. A WC completes the ground floor accommodation.

Situated on the first floor is the property's four bedrooms, all of which are generous in size and benefitting from built in wardrobes. The accommodation is complete with a modern fitted shower room comprising a WC, wash hand basin and large walk in shower enclosure.

Externally the property features a spacious, southerly facing private rear garden being mainly laid to lawn with a range of established flower and shrub borders along with a large patio area adjoining the rear of the property. To the front an attractive block paved driveway provides ample off road parking and leads to a garage.

**EPC RATING: E**

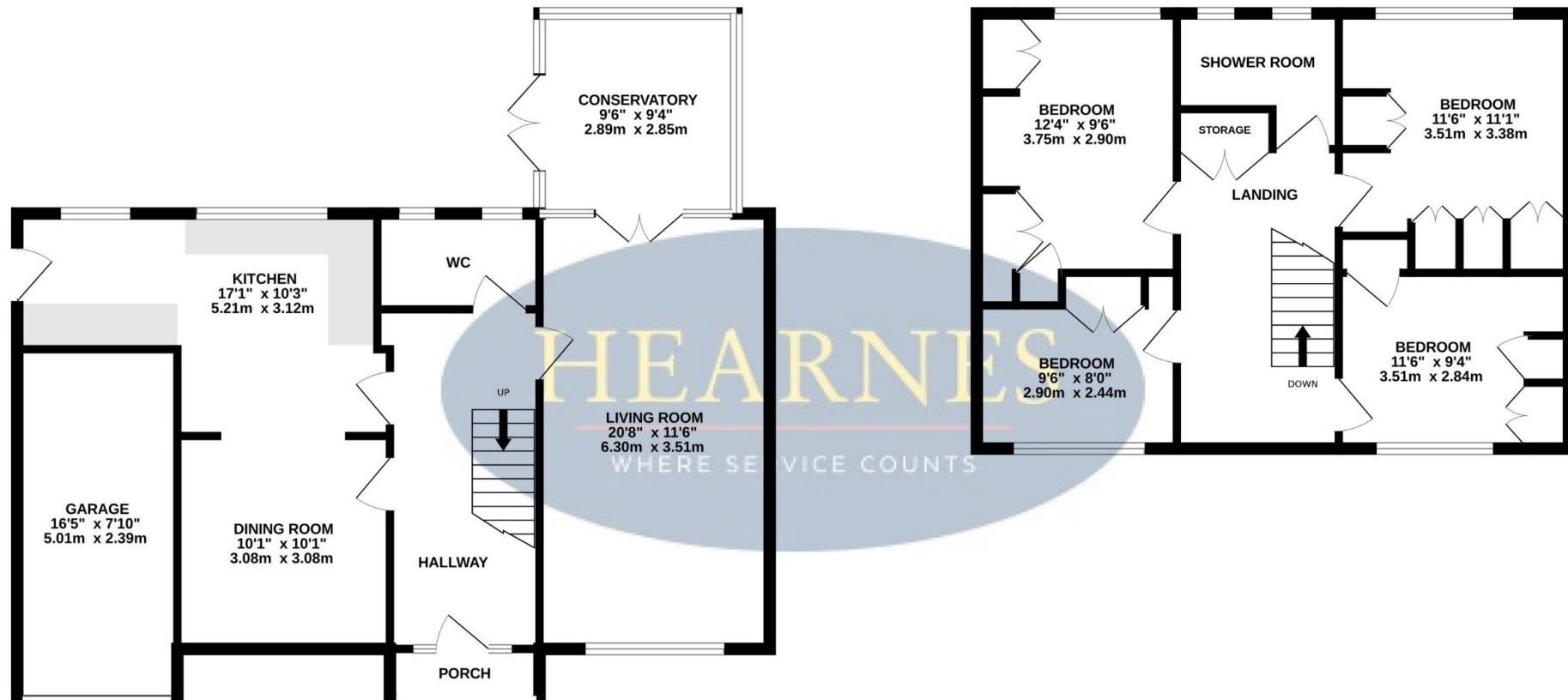
**COUNCIL TAX BAND: F**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



GROUND FLOOR  
867 sq.ft. (80.5 sq.m.) approx.

FIRST FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1442 sq.ft. (134.0 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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